

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

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Chattanooga Housing Authority</u> <b>PHA Code:</b> <u>TN004</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2020</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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>CHA 2020 Plan may be examined by the public in Chattanooga, TN at:</p> <ol style="list-style-type: none"><li>1. City of Chattanooga Mayor's Office</li><li>2. City of Chattanooga Community Development Office</li><li>3. Chattanooga Bicentennial Library</li><li>4. Villages at Alton Park Leasing Office</li><li>5. Oaks at Camden Leasing Office</li><li>6. Maple Hills Leasing Office</li><li>7. Emma Wheeler Homes Leasing Office</li><li>8. Cromwell Hills Leasing Office</li><li>9. Greenwood Terrace Leasing Office</li><li>10. East Lake Courts Leasing Office</li><li>11. College Hill Courts Leasing Office</li><li>12. Boynton Terrace Leasing Office</li><li>13. Gateway Towers Leasing Office</li><li>14. Mary Walker Towers Leasing Office</li><li>15. Dogwood Manor Leasing Office</li><li>16. CHA Central Office</li><li>17. www.chahousing.org</li></ol> <p>In addition to the above, the following Resident Councils have been provided access to this plan:</p> <p>Boynton Terrace Greenwood/Scattered Sites Mary Walker Towers Gateway Tower Resident Advisory Board</p>

☐ 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. 5-Year Plan.** Required for all PHAs completing this form.

**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.

The mission of the Chattanooga Housing Authority parallels that of the Department of Housing and Urban Development to create strong, sustainable inclusive communities and quality affordable homes for all; to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life and build inclusive and sustainable communities free from discrimination.

**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.

**Expand the supply of assisted housing in Chattanooga through the following strategies:**

- Minimize public housing vacancies
- Leverage private or other public funds to create additional housing opportunities, utilizing grants, low-income housing tax credits, Project Based Vouchers, Rental Assistance Demonstration (RAD), HUD Capital Funds Finance Program, CDBG, HOME, & National Housing Trust Fund (THDA).
- Convert targeted housing properties to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA)
- Assist non-elderly disabled individuals/families with the Mainstream Voucher Award (40). Work with DCS and COC to house targeted populations, youths/families in DCS or imminently

- to be placed in DCS care with the Family Unification Voucher (70).
- Acquire or build units or developments

**Improve the quality of assisted housing through the following strategies:**

- Improve Low Income Public Housing Program management practices
- Improve Housing Choice Voucher Program management practices
- Increase customer service and satisfaction – training classes
- Concentrate on efforts to improve specific management functions (public housing finance, voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Develop replacement public housing
- Provide replacement vouchers
- Use project-based vouchers to support affordable housing development and preservation
- Convert and recapitalize public housing through HUD's Rental Assistance Demonstration Program
- Develop a revitalization plan that successfully repositions both the College Hill and East Lake sites. The revitalization plan may include one or more of the following: demolition/disposition approval, conversion under RAD, collaboration with developers of mixed income housing, and other potential revitalization efforts.

**Increase assisted housing choices through the following strategies:**

- Provide voucher mobility counseling
- Conduct outreach efforts to existing and new potential voucher landlords
- Continue to provide and facilitate homeownership programming for both public housing and HCVP participants
- Efficiently manage public housing site-based waiting lists
- Offer clients the option of converting from public housing to vouchers, as appropriate.

**Improve community quality of life and economic vitality**

- Deconcentrate poverty by bringing higher income public housing households into lower income developments
- Promote income mixing in public housing by assuring access for lower income families into higher income developments
- Continue and enhance efforts to discourage and eliminate crime and security problems in public housing
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Continue and expand efforts to identify and attract public housing participants who will have a high probability of success in the program.

**Promote client self-sufficiency and asset development**

- Increase the percentage of employed persons in assisted families through waiting list preferences
- Provide or partner with supportive services to enhance the employability of clients
- Provide or partner with supportive services to increase independence for all client households
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- For designated sites, CHA's Upward Mobility Program includes admission criteria designed to promote family self-sufficiency (described in ACOP)

	<ul style="list-style-type: none"> <li>• Work to obtain grant funding to support these initiatives.</li> <li>• Continue to expand the services of the Family Self-Sufficiency Program</li> </ul> <p><b>Ensure equal opportunity in and affirmatively further fair housing</b></p> <ul style="list-style-type: none"> <li>• Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, sexual orientation, gender identity, familial status or disability</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, sexual orientation, gender identity, familial status, or disability</li> <li>• Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li> <li>• Take affirmative action to diversify the public housing resident and HCVP participant populations</li> </ul>
<b>B.3</b>	<p><b>Progress Report.</b> 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>See Progress report in the CHA's 2020 Annual Plan.</p>

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>A. 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.</p> <ul style="list-style-type: none"> <li>• The CHA has a close working relationship with the Partnership for Families, Children, and Adults (PFCA). The Partnership is an organization that provides case management services for victims of domestic violence and sexual assault through their Domestic Violence/Sexual Assault Crisis Center. This Center is staffed with professional case managers, health professionals, and representatives of law enforcement. The CHA has a Special Admission for VAWA upon referral from the PFCA.</li> </ul> <p>B. Activities, services, or programs provided or offered by the CHA that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.</p> <ul style="list-style-type: none"> <li>• The CHA offers specialist Housing First program in partnership with the Partnership for Children, Families, and Adults that provides housing for homeless families that have been victims of domestic violence. The CHA provides up to 15 housing units at a Family Development exclusively to support this specialized program.</li> <li>• The CHA has fully upgraded its Admissions and Continued Occupancy Policy and Lease to conform to the requirements of VAWA Reauthorization Act of 2013. Provisions include specifying "sexual assault" as a crime covered by VAWA, ensuring that new and existing tenants receive notification of Occupancy Rights under VAWA, and adopting an emergency transfer plan policy.</li> </ul> <p>C. Activities, services, or programs provided or offered by the CHA to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <ul style="list-style-type: none"> <li>• The Housing First Program with the Partnership for Families Children &amp; Adults is viewed as a prevention program and targets households that have a member who was a victim of domestic violence, is at low risk of further victimization and is able and willing to participate in programming for a 6-12 month period.</li> <li>• The CHA also offers to its employees an Employee Assistance Program that provides professional counseling for marital or relationship issues relating to domestic violence.</li> <li>• The CHA monitors its public housing developments through the use of an internal police force. In addition, many of the housing developments are equipped with video surveillance equipment which monitors activities on the development to help prevent incidences of domestic violence.</li> </ul>
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<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Pursuant to 24 CFR 903.21 and 903.5, the CHA may modify its Annual and Five-Year Plans. Significant modifications to the Annual Plan, or substantial deviations from the Five-Year Plan are subject to additional requirements. The CHA defines “significant amendment” and “substantial deviation” to include changes to rent or admission policies or organization of the waiting list, and changes in the use of replacement reserve funds under the Capital Fund. Any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, or mixed-finance proposal is considered a Significant Amendment to the 5-Year Action Plan</p> <p>The CHA recognizes that the CHA’s Plan is subject to the same requirements as the original CHA Plan (including timeframes); i.e., the CHA must consult with the Resident Advisory Board; the CHA must ensure consistency with the Consolidated Plan of Chattanooga; the CHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17) and the CHA may not adopt the amendment or modification until the CHA has duly called a meeting of its Board of Commissioners that is open to the public.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input 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> <p><b>For this draft, comments have been requested but not yet received</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>