

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.														
A.1	PHA Name: <u>Charleston/Kanawha Housing Authority</u> PHA Code: <u>WV001</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1139</u> Number of Housing Choice Vouchers (HCVs) <u>3213</u> Total Combined <u>4352</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: CKHA Plans are available at these locations during normal business hours (8am – 12pm, 1 – 4:30 pm) CKHA's Administrative Office, 1525 Washington St., W. Charleston, WV 25387 All CKHA housing developments management offices (see attached AMP listing) In addition to these locations, the plan is accessible on-line at www.ckha.com. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <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> </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						
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		PH	HCV												
B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements.														

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

Y N

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

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

Substantial Deviation.

Significant Amendment As part of the Rental Assistance Demonstration (RAD), CKHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific item...Significant Amendment As part of the Rental Assistance Demonstration (RAD), CKHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items (see Attachment R): a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance. b. Changes to the Capital Fund Budget produced because of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds. c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion. Changes required by HUD are not considered a significant amendment/modification to the Annual PHA Plan.

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

B.2 New Activities.

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

Y N

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

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

Demolition and/or Disposition.

Section 18 Disposition CKHA will be disposing of 24 Scattered Site units in AMP WV00100007 under the Section 18 Disposition program. Twenty (20) units will be sold to CKHA's nonprofit below FMV, and 4 units will be sold at Fair Market Value to a to-be- determined buyer. Below Fair Market Value • 608 McCormick Street 1 • 109 Hunt Avenue 4 • 603 Grant Street 4 • 430 Baird Drive 4 • 505 Shaw Street 4 • 1517 Piedmont 3 Fair Market Value • 1720 Claire Street 1 • 1427 Fourth Avenue 1 • 809 West Avenue 1 • 1004 Hunt Avenue 1 CKHA will seek to apply for demolition of two-buildings, 16-units in AMP WV00100003 under the Section 18 Demolition program. This only part of the development 16 units of 120. The application will likely be submitted in the 1st quarter of 2026. CKHA plans to use CFP funds to

	complete the demolition. CKHA will enter into a lease agreement with the City of Charleston for the use of property at AMP WV00100003 adjacent to a city fire station to establish a non-permanent training facility where the term is one-year with optional renewals and no cash consideration will be paid by the City. Conversion of Public Housing to Tenant Based Assistance. Conversion of Public Housing through Rental Assistance Demonstration (RAD) and/or Section 18 Disposition As Congress has expanded the number of public housing units nationwide available to be converted to RAD funding (450,000) CKHA will file an application to convert existing public housing properties to Section 8 Project-Based Vouchers using the RAD/Section 18 Construction Blend. Specifically, CKHA plans to redevelop multiple sites together including Orchard Manor (150 units), Orchard Elderly CRHLP 4 (12 units), Hutchinson Street CRLHP 2 (22 Units), and CRHLP 1 (44 units) in addition to Carroll Terrace (199 units), Rand (44 units), Dunbar (49 units) and South Park (80 units). See Attachment R for details. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Project-Based Vouchers The use of Project Based voucher assistance is consistent with CKHA's Annual Plan to increase the availability of quality affordable housing, revitalize and diversify neighborhoods and to provide desired housing that meets local demographics. CKHA may opt to issue an RFP for up to 20% of the current voucher allocation to potentially being used for project-based vouchers. CKHA will be project-basing twenty (20) tenant protection vouchers awarded in connection with the Section 18 Disposition of the Scattered Sites and all units as part of the RAD/Section 18 Construction Blends as outlined in Attachment R. Project Based Vouchers. Tenant-Based Assistance The four (4) units being sold at FMV may be converted to tenant-based Section 8 assistance. Units with Approved Vacancies for Modernization. Units with Approved Vacancies CKHA will seek approval for unit status changes in vacancies resulting from remediation of units due to contamination from methamphetamine production/usage above state limits. CKHA will also seek approval from HUD to place vacant units in properties being rehabbed or redeveloped as part of public housing repositioning in Modernization Status to facilitate relocation.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. CKHA's mission is to provide every extremely-low, very-low and low-income resident with a decent, safe, affordable place to live, while linking or providing programs that will assist them on their journey to self-sufficiency. The primary goals of the 5- Year Plan include maintaining, improving, and expanding affordable housing in our operating area, developing additional services/partners with agencies to serve our residents, building a diversified business model for the agency, promoting the opportunities and successes of affordable housing, and strengthening organizational operations. 1. To transition 25% of existing Public Housing portfolio (285 units) to the Project Based Voucher platform by way of the Rental Assistance Demonstration (RAD) program or Section 18 disposition. To apply for 4% and 9% LIHTC funds to invest in maintaining and improving these properties. CKHA is working to achieve this goal through the conversion of 20 scattered site units to PBV through Section 18. Currently awaiting HUD approval for this effort. CKHA has also received a RAD CHAP for 292 public housing units and is submitting another for an additional 80 units 2. To annually maintain 98% occupancy in Public Housing and PBV units; to utilize 98% of funds across all tenant-based programs. FYTD, CKHA has a 97% occupancy in Public Housing and is utilizing 94% of funds in tenant-based programs. 3. To apply for at least \$150,000.00 in additional grant funding per year to support self-sufficiency programs for residents. CKHA has obtained \$300,000 in additional funds in 2025 4. To transition major operating software systems to cloud-based platforms. CKHA has selected a vendor for upgrading management software. 5. To provide internet access to residents across all properties. CKHA has obtained an additional \$30,000.00 in funds to upgrade one property to provide full internet access. 6. To implement at least ten new Moving to Work waivers to improve cost savings and efficiency in the operation of housing programs. CKHA is looking to request four additional waivers in 2026 to improve program efficiency and address housing needs.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See the form HUD 50075.2 approved by HUD on 10/30/24

B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.

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

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

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

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