

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: 09/30/2027
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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: Charleston-Kanawha Housing Authority PHA Code: WV001 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2027 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1139 Number of Housing Choice Vouchers (HCVs) 3063 Total Combined 4202 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. 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)																															
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 50%; text-align: center;">PH</th> <th style="width: 50%; text-align: center;">HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	No. of Units in Each Program		PH	HCV	Lead PHA:																						
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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 <table style="width: 100%;"> <tr> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 5%; text-align: center;">☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Financial Resources.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Rent Determination.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Homeownership Programs.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Pet Policy.</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each element below: Significant Amendment 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 number of each bedroom-type placed under HAP contract after conversion d. If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer e. Whether the project will adopt preferences after conversion f. Whether the RAD conversion also involves a related Section 18 Disposition application, if such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents 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. See Attachment A for a complete calculation of the percentages.					☐	☒	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
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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.

SECTION 18 DISPOSITION

CKHA has received HUD approval to dispose 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 converted to PBV, 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

Additional Scattered Site units (26) will be disposed of through Section 18 conversion to PBV – 729 & 731 Central Avenue (5 units) and 5324 Starling Drive (5 units)

DEMOLITION

CKHA will apply for demolition of two buildings, 16-units in AMP WV00100003 under the Section 18 Demolition program. This is a partial demolition of the site (16 of 150 units) and will be completed in conjunction with mixed finance redevelopment of the property. The application will likely be submitted in the last quarter of 2026. CKHA plans to use CFP funds to complete the demolition.

CKHA will seek the demolition of one unit at AMP WV001000027 under HUD's de minimis requirements due to ground movement at the property making the unit uninhabitable.

RAD CONVERSION

Conversion of Public Housing through HUD's Rental Assistance Demonstration (RAD) Program
CKHA will consider converting existing public housing properties to project-based vouchers through HUD's Rental Assistance Demonstration (RAD) Program. HUD has awarded CKHA Commitments to Enter into Housing Assistance Payment Contracts (CHAPs) for Orchard Manor (150 units), South Park (80 units), Carroll Terrace (199 units), and Rand/Dunbar (93 units). CKHA will also consider submitting CHAP applications for Hillcrest/Oakhurst (104 units), CRH #1 (44 units), CRH #2 (44 units), and CRH #4 (12 units).

See **Attachment R** for details.

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.

During FY 2027, Housing Innovations Corporation (HIC), CKHA's nonprofit instrumentality, anticipates acquiring a 51% controlling ownership interest in an existing multifamily housing development located in South Charleston, WV. CKHA intends to project-base up to 140 Housing Choice Vouchers at the property to preserve long-term affordability and expand quality housing opportunities for low-income families. The activity is consistent with CKHA's Annual and MTW Plans by increasing housing choices, preserving existing affordable housing, and promoting housing stability. As a Moving to Work (MTW) agency, CKHA may utilize approved MTW PBV flexibilities, including authority related to project-based voucher caps, rent setting, rent reasonableness, inspections, and family mobility requirements. The proposed PBV commitment remains contingent upon completion of all required reviews, approvals, financing arrangements, environmental requirements, and execution of applicable agreements. The proposed project is expected to support the MTW statutory objectives of preserving affordable housing, increasing housing choice, and improving the efficient delivery of housing assistance.

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.

TENANT-BASED ASSISTANCE

The four (4) units being sold at FMV may be converted to tenant-based Section 8 assistance.

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.

1. **Public housing repositioning and preservation.** CKHA has advanced its repositioning strategy through planned RAD/Section 18 construction blends and Section 18 activities. Current plans identify multiple redevelopment sites, including Orchard Manor, Carroll Terrace, Rand, Dunbar, and South Park. CKHA is also proceeding with the disposition of 24 scattered-site units, including plans to project-base 20 related tenant protection vouchers, and is pursuing demolition authority for 16 units in AMP WV00100003 and one unit under HUD's de minimis requirements. These actions position CKHA to pursue 4% and 9% LIHTC financing and other sources needed to preserve and improve the affected properties.
2. **Occupancy and program utilization.** CKHA continues to monitor leasing, vacancies, turnover, admissions, and funding utilization across its Public Housing, PBV, and tenant-based programs. Staff are coordinating unit readiness, applicant processing, and leasing activities to support the 98% occupancy and utilization targets. Approved vacancies associated with modernization, environmental remediation, relocation, and repositioning are being managed separately so that operational performance can be evaluated accurately.
3. **Resident self-sufficiency funding.** CKHA continues to identify and pursue competitive grant opportunities that can expand resident services, employment and training initiatives, financial capability activities, and other self-sufficiency supports. Grant development efforts remain focused on meeting or exceeding the annual goal of seeking at least \$150,000 in additional funding while aligning proposed activities with resident needs and available partnerships.
4. **Cloud-based operating systems.** CKHA is continuing the phased transition of major operating systems to cloud-based platforms. The effort emphasizes business continuity, secure access, improved system integration, standardized workflows, and staff readiness. Implementation planning includes review of data migration, cybersecurity, training, and vendor support requirements so that systems can be moved with minimal disruption to residents and program operations.
5. **Resident internet access.** CKHA continues to evaluate property-level connectivity needs and implementation options for expanding reliable internet access across its portfolio. Planning efforts include assessment of existing infrastructure, service-provider availability, installation requirements, operating costs, and potential funding sources. CKHA will coordinate deployment with modernization and redevelopment activities where it is feasible to avoid duplication and improve long-term service sustainability.
6. **Moving to Work initiatives.** CKHA continues to develop and evaluate Moving to Work waiver concepts intended to reduce administrative burden, improve cost effectiveness, and strengthen housing and self-sufficiency outcomes. Proposed activities are being reviewed for operational feasibility, resident impact, required safeguards, data-collection needs, and alignment with CKHA's MTW plan. CKHA's objective remains implementation of at least ten new waivers, subject to required review, approval, and implementation processes.

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. 10/30/2024
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.

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

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

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(e)).

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

B. Plan Elements.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists 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.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **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 903.11(c)(1)).

☐ **Safety and Crime Prevention.** A description of PHA’s plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA’s participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

☐ **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(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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 applicable 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.”

☐ **Choice Neighborhoods Grants.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4.

☐ **Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) 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 under Section 33; 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 the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **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 903.11(c)(1)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in (24 CFR 983.55(b)(1)) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites) and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).** For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

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(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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 Resident Advisory Board (RAB) comments. If the RAB had comments on 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.2 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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.

CHARLESTON - KANAWHA HOUSING AUTHORITY

NOTE 1: As permitted, a bedroom adjustment factor was used to provide for a unit-weighted average of the distribution.										
Such an unit-weighted average provided for a range of 82% to 147% when compared to the Established Income Range of 85% to 115%.										
NOTE 2: Per CFR 903.2(b)(2)(i) public housing developments operated by a PHA with fewer than 100 units are not subject to deconcentration of poverty and income mixing requirements. Therefore, only Orchard Manor is subject to the requirements.										
NOTE 3: 30% of Area Median Income is \$24,000 (which is the Extremely Low Income limit 5/1/2026 Income Limits). Based upon Register dated 08/06/02 "Public Housing Agency Plans: Deconcentration - Amendments to Established Income Range Definition; Final Rule", HUD agrees that in all practicality deconcentration would not be fostered through efforts to place lower income families in developments categorized as higher income in which the average family income is in fact at the extremely low-income level. Therefore, since the average income for all family developments is less than the Extremely Low Income limit, the deconcentration requirement does not apply.										

CKHA Annual Plan Attachment R

Rental Assistance Demonstration (RAD)

The Charleston Kanawha Housing Authority is applying to participate in the Rental Assistance Demonstration (RAD) program using a RAD/Section 18 Construction Blend. As a result, the Charleston Kanawha Housing Authority will be converting to Project Based Vouchers under the guidelines of H 2019-09/PIH 2019-23, REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23, REV-4; and H-2016-17/PIH-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Charleston Kanawha Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Charleston Kanawha Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Charleston Kanawha Housing Authority may also borrow funds to address their capital needs. The Charleston Kanawha Housing Authority may also be contributing Operating Reserves in an amount to be determined, Capital Funds in an amount to be determined towards the conversion, and/or Replacement Housing Factor (RHF) Funds in an amount to be determined towards the conversion. The Charleston Kanawha Housing Authority currently has debt under the Capital Fund Financing Program and will be working with Deutsche Bank to address outstanding debt issues, which may result in additional reductions of Capital Funds. Charleston Kanawha Housing Authority MTW certifies that it will maintain its continued service level at Standard Performer.

Site and Neighborhoods Standards Certification:

The sites listed below and converting to PBVs complies with the site selection requirements set forth at 24 CFR § 983.57. The site is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto. In conducting its review of site selection for the proposed project, the CHA completed a review with respect to accessibility for persons with disabilities and the proposed site is consistent with disabilities and the proposed site is consistent with applicable accessibility standards under the Fair Housing Act, Section 504, and the ADA.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

<u>Name of Public Housing Project:</u>	<u>PIC Development ID:</u>	<u>Conversion type (i.e., PBV or PBRA):</u>	<u>Transfer of Assistance</u>
Carroll Terrace Rand Dunbar	WV001000011 WV001000029 WV001000029	PBV	No
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
292 units	Family, Disabled, and Senior		To be determined_
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why</u>
Studio/Efficiency	153	153	0
One Bedroom	87	87	0
Two Bedroom	30	30	0
Three Bedroom	19	19	0
Four Bedroom	3	3	0
Five Bedroom	0	0	0
Total	292	292	0
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

Development #2

<u>Name of Public Housing Project:</u>	<u>PIC Development ID:</u>	<u>Conversion type (i.e., PBV or PBRA):</u>	<u>Transfer of Assistance</u> No
Southpark Village	WV001000008	PBV	
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>Capital Fund allocation of Development:</u>
80 units	Family	Family	To be determined_
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency			0
One Bedroom			0
Two Bedroom			0
Three Bedroom	37	37	0
Four Bedroom	29	29	0
Five Bedroom	10	10	0
Six Bedroom	4	4	0
Total	80	80	0
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted)		

Development #3

The Charleston-Kanawha Housing Authority (the “Authority”) will be converting 104 units of public housing located in the Orchard Manor Development listed below to a Section 8 Housing Assistance Payment (HAP) contract through the Rental Assistance Demonstration (RAD) under the guidelines of H 2019-09/PIH 2019-23, REV-4, as revised (the “RAD Notice”). RAD was designed by HUD to assist in addressing the capital needs of public housing by providing properties with a stable income stream and access, if needed, to new sources of capital to repair and preserve its affordable housing assets. As part of this conversion, the Authority may also seek HUD approval for a Disposition for a portion of the project under Section 18 of the U.S. Housing Act of 1937 (the Act), though such application will not impact resident rights or the units that will be preserved under a HAP contract. Below, please find specific information related to the Public Housing Development(s) proposed for RAD. Elements of this proposal or subject to change as plans develop, in consultation with residents:

Proposed Conversion of Orchard Manor East

Development Name and Development Number(s) per PIC:	WV001000003B	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	July 15, 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ Yes ☒ No	<i>If yes, please describe</i>
Will the conversion involve a transfer of the assistance to a new location?	☐ Yes ☒ No	<i>If yes, please describe: 1) put the location if known, and # of units transferring 2) What the PHA plans to do with the original site following the transfer of assistance</i>
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	\$500,000_____	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	<i>Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project</i>	
We certify that the site complies with all applicable site selection requirements set forth at	☒ Yes ☐ No	

- 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act			
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?		☐ Yes, <i>and</i> compliance will not be negatively impacted by conversion activities. ☒ No	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?		☒ Yes ☐ No	<i>If yes, please describe the impact</i> The CFFP loan will be paid off prior to closing.
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ Yes ☒ No	<i>If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.</i>
<i>Bedroom Type</i>	<i>Number of Units Pre-Conversion</i>	<i>Estimated Number of Units Post-Conversion</i>	<i>Change</i>
Studio/Efficiency			
One Bedroom			
Two Bedroom	40	40	0
Three Bedroom	12	12	0
Four Bedroom			
Five Bedroom			
Six Bedroom			

Proposed Conversion of Orchard Manor West

Development Name and Development Number(s) per PIC:	WV001000003A	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	July 15, 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ Yes ☒ No	<i>If yes, please describe</i>
Will the conversion involve a transfer of the assistance to a new location?	☐ Yes ☒ No	<i>If yes, please describe:</i> 3) <i>put the location if known, and # of units transferring</i> 4) <i>What the PHA plans to do with the original site following the transfer of assistance</i>
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	\$500,000 _____	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	<i>Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project</i>	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ Yes ☐ No	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative	☐ Yes, <i>and compliance will not be negatively impacted by conversion activities.</i> ☒ No	

ruling?			
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?		☒ Yes ☐ No	<i>If yes, please describe the impact</i> The CFFP loan will be paid off prior to closing.
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ Yes ☒ No	<i>If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.</i>
<i>Bedroom Type</i>	<i>Number of Units Pre-Conversion</i>	<i>Estimated Number of Units Post-Conversion</i>	<i>Change</i>
Studio/Efficiency			
One Bedroom			
Two Bedroom	52	52	0
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion to the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in H-2016-17/PIH-2016-17 (RAD Civil Rights and Relocation Notice and:

☒ For conversions to PBV: Section 1.6 of the RAD notice_

☐ For conversions to PBRA: Section 1.7 of the RAD Notice

Below, please find a table listing out each of the provisions affecting residents' rights and participation, waiting list and grievance procedures. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing, with reference to the Notice provisions that provide each tenant protections.

Tenant Right	Reference for Conversion to PBV	Reference for Conversion to PBRA
<i>Tenant Protections Under the RAD Civil Rights and Relocation Notice (H 2016-17; PIH 2016-17)</i>		
Resident Right to Return	Section 6.2	
Relocation Rights	Section 6.3-6.11	
<i>Tenant Protections Under the RAD Notice (H 2019-09/PIH 2019-23, REV-4, as revised)</i>		
No rescreening of tenants upon conversion	Section 1.6.C.1	Section 1.7.B.1
Establishment of Waiting List	Section 1.6.D.4	Section 1.7.C.3
Phase-in of tenant rent increase	Section 1.6.C.3	Section 1.7.B.3
Resident Participation and Funding	Section 1.6.C.5	Section 1.7.B.5
Family Self Sufficiency (FSS)	Section 1.6.C.4	Section 1.7.B.4
Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC)	Section 1.5.G	Section 1.5.G
Jobs Plus	Section 1.6.C.8	Section 1.7.B.8
Earned Income Disregard	Section 1.6.C.7	Section 1.7.B.7
Choice-Mobility	Section 1.6.D.8	Section 1.7.C.5
When Total Tenant Payment Exceeds Gross Rent	Section 1.6.C.9	Section 1.7.B.9
Under-Occupied Unit	Section 1.6.C.10	Section 1.7.B.10
Termination notification	Section 1.6.C.6	Section 1.7.B.6
Grievance process	Section 1.6.C.6	Section 1.7.B.6

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), Charleston-Kanawha Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- 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 number of each bedroom-type placed under HAP contract after conversion
- d. If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer
- e. Whether the project will adopt preferences after conversion
- f. Whether the RAD conversion also involves a related Section 18 Disposition application, if such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents