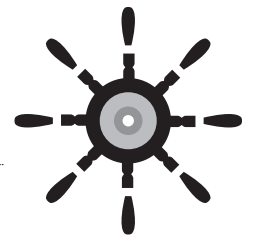


Public Housing Agency Plan: What's in the Annual PHA Plan?



By *Ed Gramlich, Senior Advisor,
NLIHC*

1. **Housing Needs** of extremely low, very low, and low income families, elderly families, disabled families, and those on public housing and Section 8 waiting lists.
2. **Tenant Eligibility, Selection, and Admissions Policies** as well as waiting list procedures, admissions preferences, unit assignment policies, and race and income deconcentration policies.
3. **Financial Resources** and planned uses of these resources for the upcoming year listed in categories such as operating funds, capital funds, other federal funds, and non-federal funds.
4. **Rent Determination** including rent policies for tenants, and for landlords receiving vouchers.
5. **Operations and Management** of facilities, including PHA programs, their organization, and policies governing maintenance (including those policies regarding pest infestation).
6. **Grievance Procedures** for residents and applicants.
7. **Capital Improvement Needs** and planned actions for the long-term physical and social health of public housing developments. Should include plans and costs for the upcoming year and a 5-Year Plan.
8. **Demolition and Disposition Plans** that the PHA has applied for, or will apply for, including timetables.
9. **Designation of Public Housing for Elderly or Disabled** identified.
10. **Conversion of Public Housing** to tenant-based vouchers as specified in Section 33 or Section 22.
11. **Homeownership Programs** described, such as Section 8(y) or Section 5(h).
12. **Community and Self-Sufficiency Programs** that aim to improve families' economic or social self-sufficiency, including those that will fulfill community service requirements as well as Section 3 jobs efforts.
13. **Safety and Crime Prevention** including coordination with police.
14. **Pets** policy.
15. **Civil Rights** as reflected in a formal pledge that the PHA will comply with the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act.
16. **Financial Audit** from the most recent fiscal year.
17. **Asset Management** for long-term operating, capital investment, rehabilitation, modernization, or sale of the PHA's inventory.
18. **Domestic Violence** activities, services, or programs that prevent or serve victims of domestic violence, dating violence, sexual assault, or stalking as added by the Violence Against Women Act of 2005.
19. **Additional Information** including progress in meeting or deviating from the PHA's mission and goals as listed in the 5-Year Plan. ■