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**

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: Troy Housing Authority **PHA Code:** NY012
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 0 **Number of Housing Choice Vouchers (HCVs)** 2123
Total Combined 2123
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: 1.) The Troy Housing Authority Administrative Office at 1 Eddy's Lane, Troy, New York 12180. 2.) At each of the Troy Housing Authority property Management offices as listed on the THA website. 3.) At the THA Section 8 Office located at 150 Congress Street, Troy, NY 12180. 4.) On the THA website: www.troyhousing.org

☐ **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

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

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

(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
- [ ] [x] Choice Neighborhoods Grants.
- [ ] [x] Modernization or Development.
- [ ] [x] Demolition and/or Disposition.
- [ ] [x] Conversion of Public Housing to Tenant Based Assistance.
- [ ] [x] Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- [ ] [x] Homeownership Program under Section 32, 9 or 8(Y)
- [ ] [x] Project Based Vouchers.
- [ ] [x] Units with Approved Vacancies for Modernization.
- [ ] [x] 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.

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. Expand the supply of assisted housing to the fullest extent needed by applying for additional rental vouchers, reducing vacancies in apartments we manage, leveraging private/public funds to create housing opportunities, acquiring new developments, and working with the City to develop a broad-based approach to housing and neighborhood revitalization: We continually apply for VASH and Mainstream vouchers. Modernization of many of our sites have either been completed or are underway. We have built and completely leased up a new Taylor Building containing 141 apartments. We consistently work with the City of Troy and others to leverage funds to create more housing. 2. Improve the quality of assisted housing by assuring that all of our apartments meet/exceed Housing Quality Standards (HQS) and/or (NSPIRE) as determined by independent inspections; attain SEMAP High Performer status; increase customer satisfaction as indicated through retention; improve management functions through site-based management; renovate and modernize our RAD converted properties when funds are available; provide replacement vouchers when this is the most suitable option and explore other HUD initiatives. 3. Increase assisted housing choices by providing voucher mobility counseling, conducting outreach efforts to potential landlords, evaluating and setting appropriate voucher payment standards, expanding homeownership opportunities, and assisting the neediest families in our community by monitoring

	and amending our preferences as needed. Mobility counseling and landlord outreach continue. Voucher Homeownership has had successes as we continue to promote homeownership. Our preference for applicants in our jurisdiction made homeless through no fault of their own residing in shelters or motels with assistance from RCDSS has helped avoid the trauma of long-term homelessness. We have a ranked preference for homeless vets and 19 PBV units set aside for DV survivors receiving supportive services. 4. Provide an improved living environment by de-concentrating poverty by bringing higher income households into lower income developments, promoting income mixing by assuring access for lower income families in higher income sites, continuing security improvements within our complexes, assuring that tenants understand the expectations of living in a community environment & Public Safety and Lease Enforcement efforts continue; cameras and license plate readers are installed and very effective. Plans are underway for Phase II of our Taylor site designed to offer apartments at a wide range of income levels. We continue to participate in community forums and events and have numerous outside agencies providing services on site. We are smoke free. 5. Promote self-sufficiency and asset development of assisted households by increasing the number/percentage of employed persons in assisted families; providing access to supportive services to improve employability: transportation, day care, education, and job training; provide supportive services to increase independence for the elderly or families with disabilities. Our Family Self Sufficiency and Homeownership Programs remain operational, and we continue to experience successes. We work with Community Agencies to improve tenant life circumstances by making referrals, hosting on-site outreach and on-site programming. We continue to work with the City of Troy on various housing and quality of life initiatives. 6. Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, sex, familial status, and disability.
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. **Not Applicable.**
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, *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.

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, *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.
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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