

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, 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, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

Ci	PHA Information.																																
A.1	<p> <b>PHA Name:</b> _____ Cheyenne Housing Authority _____ <b>PHA Code:</b> ___ WY002 _____  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): ___ 04/01/2023 _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> ___ 341 _____ <b>Number of Housing Choice Vouchers (HCVs)</b> ___ 1786 _____ <b>Total Combined Units/Vouchers</b> _____ 2027 _____  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	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?

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.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

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

Financial Resources: See resource listing on page 6.

Rent Determination: Flat Rents Effective January 1, 2023 for Laramie and Cheyenne were adjusted based on 2023 Fair Market Rents.

City	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Cheyenne	\$ 660	\$ 757	\$ 947	\$ 1,346	\$ 1,613
Laramie	\$ 632	\$ 722	\$ 869	\$ 1,235	\$ 1,480

(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 current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- 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 current 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.

CHA is considering options to reposition the single family portion of its Public Housing portfolio.

**B.3 Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

1. Expand the supply of assisted housing
  - Objective 1: Apply for additional rental vouchers when available and feasible
    - Progress: CHA has carefully considered the feasibility of every potential opportunity to expand the number of rental Housing vouchers, including the recent Fair Share Voucher allocation.
  - Objective 2: Fully utilize all resources available to the CHA including public housing at 98% or higher and housing choice voucher program at 98% or higher.
    - Progress: CHA has experienced two primary challenges to full utilization of its public housing and voucher programs. ERAP, the Emergency Rental Assistance Program, is providing rental assistance to households that may otherwise qualify for the public housing or housing choice voucher programs; the availability of ERAP has reduced the

	<p>demand for CHA’s programs has declined. Staff shortages have episodically reduced CHA’s ability to effectively administer its programs. As a result, through the end of September 2022, public housing occupancy was 94.7% and voucher program utilization was 95%.</p> <p>2. Improve the quality of assisted housing  Objective 1: Achieve and maintain High Performer status  Progress: August 2021 CHA received an 87 PHAS score, and is considered a Standard Performer.  Objective 2: Continue to enhance Resident Initiative efforts  Progress: Each multifamily Public Housing property has an active Resident Council; meetings are supported with staff participation and implementation of feasible Council recommendations.  Objective 3: Continue to utilize Capital Funds to the maximum benefit  Progress: The 5 Year Action Plan is updated annually to match Capital Fund plans and expenditures with property needs and needs identified by Residents, and promptly addresses emergent capital needs. Capital fund utilization continues to result in well maintained housing units. Among other Capital expenses, public housing common area building sanitation was improved in 2021 with the replacement of common area carpet with luxury vinyl flooring; since 2020 carpet flooring in individual units is replaced with luxury vinyl plank flooring during unit turns.  Objective 4: Utilize Capital Funds to address security concerns of Residents, as warranted.  Progress: Security concerns of Residents are requested during creation of the Annual Agency Plan and throughout the year, and if feasible are promptly addressed.</p> <p>3. Advance affordable housing policy  Objective 1: Update the Housing Choice Voucher program Administrative Plan  Progress: The Administrative Plan was completely updated effective January 1, 2021, and updated to reflect current regulations in June 2022. CHA will continue to update the Administrative Plan as needed to remain current with regulatory requirements.  Objective 2: Update the Public Housing Admissions and Continuing Occupancy Policy  Progress: The ACOP was completely updated effective June 1, 2022. CHA will continue to update the ACOP as needed to remain current with regulatory requirements.</p> <p>4. Alleviate compliance and security risks  Objective 1: Update Procurement Policies  Progress: Updated procurement policies were adopted in February 2020.  Objective 2: Solicit Request for Proposals for Legal Services  Progress: Proposals were solicited and a 5-year legal services contract awarded in March 2020.  Objective 3: Update Personnel Policies  Progress: A revision is in process with completion anticipated in 2023.  Objective 4: Formalize the Agency Disaster Recovery Plan  Progress: Competitive proposals were solicited and a template secured. Modification of that template to address CHA’s specific disaster recovery needs is in process. CHA migrated all housing and accounting data to new cloud-based operating software in 2022; full implementation of all features of that software will be completed during 2023.</p> <p>5. Diversify housing choice  Objective 1: Research, evaluate and implement a Pine Bluffs Senior Housing repositioning plan  Progress: The Rural Development loan on the Pine Bluffs property was paid off in May 2022.  Objective 2: Research and evaluate a Public Housing repositioning plan  Progress: Replacement of scattered-site single family homes is identified as a priority, evaluation of a repositioning plan is planned for 2023 after successful implementation of all components of CHA’s new agency-wide operating software.</p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.   CHA’s most recent HUD-approved 5-Year Action Plan was approved on 09/06/2022.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?  Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  There were three findings resulting from a complete conversion of CHA’s housing/accounting software during 2022 and hiring a new Director of Accounting. The conversion presented a few challenges that resulted in accounting issues.</p> <ol style="list-style-type: none"> <li>1. Year End Accounting Procedures: Some entries were not correctly classified, accrued, or reported.</li> <li>2. Journal Entry Approval: Procedures for reviewing and approving journal entries were not fully established for the new software.</li> <li>3. Allowable Costs for the Housing Choice Voucher Program: Voucher program software costs and support after December 31, 2021 were incorrectly charged as a CARES Act funding expense.</li> </ol> <p>Each of the findings were promptly corrected.</p>

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>				
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?  Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> Will be completed after the January 5, 2023 Public Meeting.</p> <p>(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.</p>				
<b>C.2</b>	<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>				
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-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.</p>				
<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?  Y N  <input type="checkbox"/> <input type="checkbox"/> Will be completed after the January 5, 2023 Public Meeting.</p> <p>If yes, include Challenged Elements.</p>				
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>				
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 1591 1455 1904"> <tr> <td data-bbox="180 1591 1455 1633"><b>Fair Housing Goal: CHA is not required to complete this chart for 2023.</b></td> </tr> <tr> <td data-bbox="180 1633 1455 1812"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="180 1839 1455 1881"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 1881 1455 1904"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table>	<b>Fair Housing Goal: CHA is not required to complete this chart for 2023.</b>	<i>Describe fair housing strategies and actions to achieve the goal</i>	<b>Fair Housing Goal:</b>	<i>Describe fair housing strategies and actions to achieve the goal</i>
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<b>Financial Resources 2023: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2022 grants)</b>		
a) Public Housing Operating Fund	1,496,000	
b) Public Housing Capital Fund	972,406	
c) Annual Contributions for Section 8 Tenant-Based Assistance	11,360,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
VASH Vouchers	600,000	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
	1,118,000	
<b>4. Other income (list below)</b>		
Interest Income	75,000	
Other Income	100,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>15,721,406</b>	