

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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	PHA Name: _____ PHA Code: ____WY002_____ PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): ____04/01/2025_____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units ____341_____ Number of Housing Choice Vouchers (HCVs) ____1806_____ Total Combined Units/Vouchers ____2147_____ PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Availability of Information. 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. ☐ 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
	Lead PHA:					

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, 2025 for Laramie and Cheyenne were adjusted based on 2025 Fair Market Rents. <table border="1" data-bbox="232 814 1261 892"> <thead> <tr> <th>City</th> <th>Efficiency</th> <th>One Bedroom</th> <th>Two Bedroom</th> <th>Three Bedroom</th> <th>Four Bedroom</th> </tr> </thead> <tbody> <tr> <td>Cheyenne</td> <td>\$ 782</td> <td>\$ 903</td> <td>\$ 1,141</td> <td>\$ 1,599</td> <td>\$ 1,916</td> </tr> <tr> <td>Laramie</td> <td>\$ 712</td> <td>\$ 808</td> <td>\$ 990</td> <td>\$ 1,387</td> <td>\$ 1,662</td> </tr> </tbody> </table> (c) The PHA must submit its De-concentration Policy for Field Office review.	City	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Cheyenne	\$ 782	\$ 903	\$ 1,141	\$ 1,599	\$ 1,916	Laramie	\$ 712	\$ 808	\$ 990	\$ 1,387	\$ 1,662
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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 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 will apply to HUD to dispose of the downtown Senior Activity Center adjacent the Burke Highrise. The meals and senior services that had been provided in that facility are being provided in the new Laramie County Senior Activity Center at 4100 East Pershing Boulevard in Cheyenne. 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, and has determined that it is not feasible to apply for the type of additional vouchers available. 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: As of September 30, 2024, CHA's voucher utilization is 99.3%. Public Housing occupancy is 97.9%. 2. Improve the quality of assisted housing Objective 1: Achieve and maintain High Performer status Progress: CHA received an 80 PHAS score for fiscal year end March 31, 2023, and is designated Substandard due to 93% Public Housing Occupancy at the end of the COVID pandemic. 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 need resulting in well-maintained housing units. Long-term cost savings continue to be achieved with the replacement of carpet with luxury vinyl plank flooring in units and common areas. Capital funds are used to modernize units, including replacement of aluminum wire with copper wire in single family homes. 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. No 2024 security concerns have been reported. 3. Advance affordable housing policy Objective 1: Update the Housing Choice Voucher program's Administrative Plan Progress: The Administrative Plan was most recently updated in November 2024 to incorporate Housing Opportunities Through Modernizing Act (HOTMA) requirements. 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 updated to incorporate HOTMA requirements effective August 1, 2024. CHA will continue to update the ACOP as needed to remain current with regulatory requirements. 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. A new competitive solicitation will be released in early 2025. Objective 3: Update Personnel Policies Progress: A revision is in process with completion anticipated in late 2025. Objective 4: Formalize the Agency Disaster Recovery Plan Progress: CHA migrated all housing and accounting data to new cloud-based operating software and is continuing to implement all features of that software to protect CHA data and ensure recovery of data if/when needed. 5. Diversify housing choice Objective 1: Research, evaluate and implement a Pine Bluffs Senior Housing repositioning plan Progress: The repositioning plan to pay off the Rural Development loan on the Pine Bluffs property was completed 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 late 2025 after successful implementation of all components of CHA's agency-wide operating software and after replacement of aluminum with copper wire in all single-family homes.
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. CHA's most recent HUD-approved 5-Year Action Plan was approved on June 30, 2025.
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: There were two findings identified during the Audit of Fiscal Year Ending March 31, 2024; 1. CHA did not have procedures in place to record and reconcile year-end accrual entries, had calculation errors in HAP and administrative revenues/accruals, and incorrectly posted accounts payable transactions as cash. The finding was promptly corrected. 2. CHA did not ensure that all financial institutions required to collateralize had pledged identifiable US Government or Agency securities. This finding was promptly corrected.

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 ☐ ☐ Comments will be added after the public hearing in October 2025. (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. <i>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</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 ☐ ☐ Any comments will be added after the public hearing in October 2025.						
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe:						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td>Fair Housing Goal: CHA is not required to complete this chart for 2025.</td></tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td></tr> <tr> <td style="height: 60px;"></td></tr> </table> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td>Fair Housing Goal:</td></tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td></tr> <tr> <td style="height: 60px;"></td></tr> </table>	Fair Housing Goal: CHA is not required to complete this chart for 2025.	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	
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Financial Resources FYE 2025		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund	1,465,055	1,465,055
b) Public Housing Capital Fund	949,011	949,011
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	12,103,674	12,103,674
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	720,000	720,000
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,352,864	1,352,864
4. Other income (list below)		
Interest Income	8,480	8,480
Other Income	237,874	237,874
4. Non-federal sources (list below)		
Total resources	16,836,958	16,836,958

Public Hearing Summary

Will be completed after the Public Hearing in October 2025