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: 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-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. Note: 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, 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: Cheyenne Housing Authority **PHA Code:** WY002

PHA Type: ☑ Standard PHA ☐ Troubled PHA

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 341 **Number of Housing Choice Vouchers (HCVs)** 1,806

Total Combined Units/Vouchers 2,147

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. 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.

The proposed 2027 Annual Agency Plan is posted with electronic access on CHA's website. Hard copies are posted in CHA's Cheyenne office at 3304 Sheridan Street and Laramie office at 1265 North 3rd Street, and posted in the lobby of the Burke Highrise, Stanfield Manor, and Storey Boulevard Apartments. Hard copies of the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continuing Occupancy Policy are available in CHA's Laramie and Cheyenne offices; electronic copies are available upon request.

☐ **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):

The Admissions & Continuing Occupancy Policy was updated to include HOTMA requirements effective January 1, 2027. The ACOP also includes consistent working-day (not calendar-day) timelines to clarify and expedite the handling of grievances.

Financial Resources are listed at the end of this Plan.

(e) 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	
☐	☑	Choice Neighborhoods Grants.
☐	☑	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.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	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 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.

Disposition:
CHA submitted an application to the Special Application Center in September 2026 to dispose of the non-residential former Senior Activity Center at 2101 Thomes Avenue in Cheyenne. That application anticipates that the City of Cheyenne will acquire the now-vacant former Senior Activity Center at 2101 Thomes Avenue in Cheyenne.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD is an ongoing consideration by CHA.

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.

CHA's Progress Report is posted at the end of this Plan.

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. HUD approved CHA's most recent 5-Year Action Plan in EPIC on May 15, 2026.
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. The Public Comment Period will be opened by the CHA Board of Commissioners during its November 19, 2026 Board Meeting, and end with the Public Hearing at 4 PM on January 6, 2027. Resident Advisory Board comments shared during the Public Comment Period will be included in the 2027 Agency Plan considered for adoption by the CHA Board during its January 2027 meeting.

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. This Certification will be requested from the City of Cheyenne after the November 19 CHA Board of Commissioners meeting.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** 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 Certification will be considered for adoption during the January 2027 Board of Commissioners meeting.
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. The Public Comment Period will be opened by the CHA Board of Commissioners during its November 19, 2026 Board Meeting, and end with the Public Hearing at 4 PM on January 6, 2027. Any challenged elements of CHA's Plan shared during the Public Comment Period will be included in the 2027 Agency Plan considered by the CHA Board during its January 2027 meeting.

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:

Financial Resources 2027: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund	53,727	53,727
b) Public Housing Capital Fund	95,400	95,400
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
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)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	164,000	164,000
4. Other income (list below)		
Interest Income	700	700
Other Income	6,000	6,000
4. Non-federal sources (list below)		
Total resources	319,827	319,827

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.

Goal #1: Maximize utilization of all resources available to the CHA, including:

Objective 1: Maintain Public Housing occupancy @ 98% or greater

Progress: Public Housing Occupancy for the month of October 2026 was 99.12%, year-to-date occupancy was 98.12%

Objective 2: Maintain Housing Choice Voucher utilization @ 98% or greater

Progress: Housing Choice Voucher utilization for the month of October was 91.86%, year-to-date utilization was 96.33%. Reduced utilization results from a HUD funding reduction to CHA. In response to the funding reduction, CHA stopped issuing new Vouchers in February and took several other cost-saving actions.

Objective 3: Achieve and maintain VASH voucher utilization @ 80% or greater

Progress: VASH voucher utilization year-to-date for the month of October was 73.43%, year-to-date utilization was 74.81%. VASH Voucher utilization is dependent Upon referrals and participant support from the Veterans Administration, which continues to be a challenge.

Objective 4: Maintain Non-Public Housing Property occupancy @ 98% or greater

Progress: Non-public housing property occupancy year-to-date through the month of October was 98.08%, year-to-date was 97.18%.

Goal #2: Comply with Regulatory Guidance

Objective 1: Update the Housing Choice Voucher Administrative Plan as needed to remain current with regulatory requirements

Progress: The Administrative Plan was updated effective January 1, 2027 to comply with HUD's implementation of the Housing Opportunity Through Modernization Act (HOTMA) requirements and other regulatory updates.

Objective 2: Update the Admissions & Continuing Occupancy Policy as needed to remain current with regulatory requirements

Progress: The ACOP was updated effective January 1, 2027 to comply with HUD's implementation of HOTMA requirements and other regulatory updates.

Objective 3: Update Multifamily Tenant Selection Plan as needed to remain current with regulatory requirements

Progress: CHA's Tenant Selection Plan is current with regulatory requirements

Objective 4: Update the Procurement Policy as needed to remain current with regulatory requirements

Progress: CHA's Procurement Policy was updated effective October 15, 2026 to remain

current with regulatory requirements.

Objective 5: Achieve and maintain a zero-finding annual third-party audit

Progress: CHA had no findings for the fiscal year audit ending March 31, 2026.

Objective 6: Maintain Section Eight Management Assessment Program High Performer status

Progress: CHA again achieved High Performer SEMAP status.

Objective 7: Achieve and Maintain a High Performer Public Housing Assessment System Score

Progress: CHA's most recent HUD-reported PHAS score was for the fiscal year ending March 31, 2024; it was 89 out of a potential 100 points, which HUD-rated as Standard Performer. CHA will continue to work toward High Performer status.

Objective 8: Continue to earn Project Based Contract Administration Incentive Earnings

Progress: CHA earned 100% of the potential PBCA Incentive Earnings during 2026.

Goal #3: Maintain/Improve the quality of CHA's Housing Inventory

Objective 1: Develop and maintain five-year capital improvement/preventive maintenance plans for each property

Progress: CHA has developed a five-year plan for its housing inventory – multifamily and single family. Those property plans are incorporated into the Five-Year Action Plan for the effective use of Capital Funds.

Objective 2: Continue to utilize Public Housing Capital Funds to effectively maintain units and reduce long-term operating costs

Progress: CHA continues to use long-term cost-effective materials to reduce operating costs, including but not limited to replacement of carpet with luxury vinyl plank that lasts 20 years or more and replacement of aluminum with copper wiring.

Objective 3: Achieve and maintain a unit turnaround time of 20 days or less for Public Housing properties

Progress: Unit turnaround time through the end of September 2026 has been reduced to 26 days. Completion of the aluminum wire replacement project has helped bring additional resources to reduce turnaround time.

Objective 4: Achieve and maintain a unit turnaround time of 20 days or less for Non-Public Housing Properties

Progress: Unit turnaround time through the end of September 2026 has been 38 days.

Objective 5: Define and retain adequate financial reserves for each property

Progress: Property reserves were drawn down in 2026 to pay for hail and high-wind damage. Property budgets are designed to generate sufficient reserves over time.

Goal #4: Enhance tenant/participant success in rental housing

Objective 1: Continually review and improve tenant education methods (during and after lease-up) to increase tenant's rental housing success, including lease compliance and support of neighbor's lease compliance

Progress: Multiple methods have been implemented to achieve this objective, including but not limited to:

- Lease-up video - creation and continual updates to a required-viewing video used during the lease-up process; the video emphasizes the responsibilities of successful tenancy
- Re-education video - development of a video and quiz intended to re-focus tenants from lease-violating behavior to successful-tenancy behavior
- Quarterly Building Meetings – in each multifamily building, staff meets with tenants at least once every three months to remind and inform tenants of important successful-tenancy topics and to respond to tenant concerns
- Special Building Meetings as needed to address CHA and tenant property-specific concerns

Objective 2: Partner with others to deliver financial management training (household budget creation and tracking)

Progress: CHA works with multiple agencies that provide household budgeting classes to support program participant's financial responsibilities.

Objective 3: Enhance property safety and crime prevention methods, and engage tenants in implementation and utilization of those methods

Progress: Capital Funds are used when needed to improve building security. Safety and crime-prevention methods are emphasized during quarterly building and special meetings with tenants; meetings when possible are supported by the City of Cheyenne Police Department. CHA continually works to help tenants overcome their reluctance to report lease violations and criminal activity. To improve Burke Highrise security, for example, CHA has installed surveillance cameras, increased exterior lighting, replacement of wood with chain-link fencing, and landscape removal.

Goal #5: Fully utilize existing software, telephone, website, and other technological resources to enhance customer service, effectively support/reduce staff workload, reduce operating costs, and improve regulatory compliance

Objective 1: Continue to advocate for increased utilization of electronic Housing Assistance Payments

Progress: In the past year, electronic HAP payments account for 77.9% of all HAP payments, 78.9% of disbursements leaving the CHA office, and 75% of Landlord payments – steady increases in each category, particularly the increase from 50% to 75% of Landlord payments.

Objective 2: Continue to advocate and explore methods to increase the number of electronic vendor payments

Progress: In 2026, greater than 87.6% of non-HAP disbursements were electronic.

Objective 3: Expand utilization of currently available electronic payroll options

Progress: Payroll is performed via direct deposit to all employee accounts

Objective 4: Expand utilization of currently available options within CHA's telephone system

Progress: Expanded use of telephone system features now provides staff-specific fax numbers for the majority of office employees, and email and chat features for rapid/efficient communication.

Objective 5: Update and enhance website functionality

Progress: To the existing website additional components have been added to expedite CHA's provision of information to landlords and partners. Specifically, those additions include a new HUD-VASH tab including CHA-VA Roles & Responsibilities and forms and a tab specific to Voucher Program Intake Agents

Objective 6: Continue to advocate for increased utilization of electronic methods to complete Annual and Interim Reexaminations

Progress: Clientele are continually informed about and encouraged to utilize existing electronic methods.

Goal #6: Expand the supply of assisted/affordable rental housing

Objective 1: Apply for additional rental vouchers when available and feasible

Progress: No feasible additional rental vouchers have become available.

Objective 2: Acquire additional rental housing units when feasible

Progress: No additional rental units were acquired in 2026

Objective 3: Support developer funding applications for the creation of new affordable rental housing units

Progress: Two letters supporting developer's funding applications were provided for developments in Laramie, and Cody.

Goal #7: Enhance the ability of CHA's Welcome Home Wyoming (WHW) program to reduce the rental housing demand and support home ownership

Objective 1: Continually adjust program components/guidelines to stay competitive with ever-changing market conditions

Progress: CHA and its partners launched a new WHW Edge option, utilizing additional investor equity with the intent to reach additional new homebuyers. Additional investors for down payment assistance are being pursued in 2026.

Objective 2: Educate staff about the homeownership options available within the Welcome Home Wyoming program

Progress: WHW features are shared during new-employee orientation

Goal #8: Enhance staff recruitment and retention efforts

Objective 1: Provide competitive staff compensation

Progress: CHA ensures that its staff is paid a competitive wage by monitoring industry norms and adjusting compensation when needed, and by annually adjusting wages based upon Cost of Living Adjustments and performance-based merit increases.

Objective 2: Provide effective staff training to convey the scope of CHA's work, ensure regulatory compliance, and ensure effective oral and written communication

Progress: Staff are provided initial and ongoing job-specific training to ensure that they can successfully perform CHA's work and meet regulatory requirements. CHA's zero-finding audit for FYE March 31, 2026 is evidence that the training is effective.

Objective 3: Conduct and provide regular performance reviews to support successful long-term staff performance

Progress: Staff performance reviews are conducted annually; exceptional performance is rewarded with a compensation increase when feasible

Objective 4: Update Personnel Policies as needed

Progress: Updated Personnel Policies were adopted January 1, 2026

Goal #9: Public Communication

Design and implement a public communications plan to expand the community's awareness of CHA's mission and work, including but not limited to the following:

Objective 1: Landlords

Progress: Outreach to the Wyoming Landlord Association not been as productive as intended, so in 2025 CHA began to host its own meetings with landlords. Landlords express great appreciation for the information shared and the value they receive from CHA-hosted meetings/trainings.

Objective 2: Local government

Progress: CHA continues to work closely with the City of Cheyenne to regarding the City's acquisition of the downtown former Senior Activity Center. In January the Board of Commissioners sent its annual progress report highlighting CHA's accomplishments to the Mayor and City Council and Laramie County Commissioners.

Objective 3: Partner service-delivery agencies

Progress: Close collaboration with multiple agencies is required to help tenants achieve and maintain successful tenancy. Partners include ARC in Laramie, Community Action of Laramie County, Department of Family Services/Adult Protective Services, Healthworks/LIV Health, University of Wyoming Family Medicine, and independent case workers.

Objective 4: CHA Housing Choice Voucher program Intake Agents

Progress: Intake Agents benefit from CHA-conducted quarterly training to keep Intake Agents informed of current policies, regulations, and inspection standards.

Objective 5: Homeless Continuum of Care

Progress: CHA's working relationship with the Homeless Continuum of Care has not been as productive as desired; additional work is needed.

Goal #10: Continue to improve communication/coordination between organizational departments; Accounting, Housing, Maintenance, Project Based Contract Administration, and Administration

CHA continues to improve communication between organizational departments. The Housing and Maintenance Department meet biweekly to review a list of tenants reportedly not complying with their lease. Discussion leads to a determination of the best corrective action steps needed to enforce the lease and/or if lease termination is warranted. A list of all vacant units and expected vacancies are reviewed to confirm that eligibility staff are pooling appropriately to fill vacancies without delay.

The Housing and Accounting Departments meet on alternate weeks to review outstanding tenant accounts receivable and confirm that all defined procedures are followed for unpaid accounts, and to define next steps to ensure that lease requirements are enforced. Other accounting procedures are discussed as needed to enhance inter-departmental efficiencies. CHA's operational performance and no-finding audit are evidence that communication is effective.