



Special Attention of:  
Public Housing Office Directors; Public Housing  
Agencies

**Notice PIH 2003-21 (HA)**

Issued: September 9, 2003

Expires: September 30, 2004

---

Cross References: Deregulation of Small PHAs Final  
Rule, 24 CFR Part 902, 903, and 985.

---

**Subject: Deregulation for Small Public Housing Agencies (PHAs) and Submission  
Requirements for New Small PHA Streamlined Annual PHA Plans**

**I. PURPOSE**

This Notice provides guidance to small PHAs on how to prepare and submit 1) a new Small PHA Streamlined Annual PHA Plan, and 2) a new streamlined Annual Plan submitted only in years in which a 5-year PHA Plan is also due (“Five-Year/Annual PHA Plan”). The Notice also explains other deregulatory changes applicable to small PHAs and to all PHAs contained in the June 24, 2003 final rule.

**II. BACKGROUND**

On June 24, 2003 (FR-4753-F-02), HUD published in the Federal Register (Vol. 68, No. 121, Page 37664) a final rule “Deregulation for Small Public Housing Agencies,” that simplifies and streamlines HUD’s regulatory requirements for small PHAs that administer the public housing and voucher assistance programs under the United States Housing Act of 1937. The final rule provides regulatory relief across a wide range of programmatic functions to small PHAs, and in some cases all PHAs.

For small PHAs, the rule provides substantial regulatory relief in the form of new streamlined Annual PHA Plans (“Small PHA Streamlined Annual Plan”) and streamlined Annual Plans submitted in years in which a 5-year plan is also due (“Five-Year/Annual Plans”), both of which are the subject of this notice. These plans are streamlined to eliminate the standard plan requirement that small PHAs report on activities related to Management and Operations, Grievance Procedures, Audit Results, Pet Policies, Designated Housing, Public Housing Conversions, Safety and Crime, Community Service and Self-Sufficiency, and Asset Management. Small PHAs must continue to implement the regulatory requirements for these standard PHA Plan components, and make related policy documents publicly available as supporting documents to the streamlined PHA Plan. The streamlined annual plan required for each of the last four years of a small PHA’s five year planning cycle (e.g., 2004, 2006-2009) is further streamlined to limit plan reporting only to a few select components, and a certification

listing any plan components (programs and policies) changed since submission of the last Annual Plan. See Section IV for detailed guidance.

The final rule also provides regulatory relief for all PHAs by limiting HUD's review of PHA Plans to four out of eighteen elements (capital improvements, demolition and disposition, deconcentration, and civil rights certification) as required by statute, and any element that is challenged. To facilitate the PHA Plan review process, the rule permits HUD field offices that service large numbers of PHAs to require up to one-half of PHAs in their jurisdiction to submit Five-Year/Annual PHA Plans one year in advance (e.g., in 2004 for 5-year plans due for 2005).

Included with this notice is an addendum containing an updated chart of submission requirements for PHAs eligible to submit PHA Plans of the following four types: (1) Standard; (2) streamlined for High Performers; (3) new Small PHA streamlined Annual; and (4) new streamlined Five-Year/Annual for small PHAs. Also attached is the List of Supporting Documents that is a requirement for all PHA Plans.

In addition to creating new streamlined Annual and Five-Year/Annual PHA Plan submissions for small PHAs, another major change brought about by the final rule is a reduction in the frequency of performance assessments for small PHAs under the Public Housing Assessment System (PHAS) and the Section 8 Management Assessment Program (SEMAP). Under PHAS and SEMAP, small PHAs will go from annual assessments to assessments conducted every other year.

Specific to SEMAP, small PHAs may elect to be assessed annually, in which case they need only submit their SEMAP certification. If a SEMAP certification comes into a field office in a year that the PHA is not scheduled for an assessment under SEMAP, the PHA's certification will be scored based on the fact it was submitted. PHAs do not have to formally announce their intent to submit certifications more often than biennially. The rule also allows HUD discretion to determine when on-site reviews of SEMAP-troubled agencies may be waived. More detailed procedures may be necessary for small PHAs that opt to be assessed annually or in any given year they are not scheduled for PHAS.

Small PHAs that are not designated troubled or at risk of being designated troubled will be assessed on all four indicators of PHAS every other year, but must submit their unaudited and audited financial information annually. PHAs that fail to submit financial information are subject to receive a late presumptive failure (LPF) and zero score that would be displayed for historical and informational purposes in the Financial Assessment System (FASS) during the PHAS exempt years. PIH may issue further guidance on how PHAs will be notified they meet the unit count and performance designations necessary to be eligible for biennial assessments under PHAS and to submit streamlined PHA Plans. These notifications may also cover procedures for HUD processing of small PHA financial statement submissions and requests to be assessed during exception years.

### III. APPLICABILITY

#### A. **Definition of Small PHA for Purposes of Submitting new Streamlined Annual and Five-Year/Annual PHA Plans**

The definition of small PHAs that applies to submission of the new streamlined Annual and Five-Year/Annual PHA Plans is PHAs that are not designated as troubled or at risk of being designated as troubled under the Public Housing Assessment System (PHAS), and operate less than 250 public housing units. This definition applies irrespective of the number of housing choice vouchers that may also be administered by a PHA. PHAs with less than 250 public housing units, PHAs with less than 250 public housing units and any number of vouchers, and PHAs administering only vouchers are all eligible to submit the new streamlined Annual and Five-Year PHA Plans.

#### B. **Definition of Small PHA for Purposes of PHAS and SEMAP Assessments**

Small PHAs continue to be defined as PHAs with less than 250 public housing units for purposes of regulatory relief in the form of PHAS assessments to be conducted every other year instead of annually. However, small PHAs eligible to receive SEMAP assessments every other year are defined as having less than 250 assisted housing units, which means less than 250 contracted voucher units under their Consolidated Annual Contributions Contracts, from which they administer the tenant-based voucher program, the voucher homeownership option, project-based voucher program and project-based certificate program. PHAs with fiscal years ending in the first four quarters following the effective date of the final rule (July 24, 2003) will not be evaluated under PHAS or SEMAP for that fiscal year. PHAs with fiscal years ending September 30, 2003, will be the first group of PHAs exempt from PHAS and SEMAP for that fiscal year, followed by PHAs with fiscal years ending December 31, 2003, March 31, 2004, and June 30, 2004.

### IV. IMPLEMENTATION

Submission of new streamlined Annual Plans shall begin with small PHAs eligible to submit streamlined plans whose fiscal year begins January 1, 2004, and whose plans are due October 17, 2003. If January 1, 2004, small PHAs have already developed their Annual PHA Plan using the Small PHA Plan Update, they may submit that in lieu of the new streamlined plan. Field offices that wish to require staggered submissions of the next Five-Year/Annual Plans due for Fiscal Year (FY) 2005 will provide separate notification to small PHAs in their jurisdiction well in advance, to avoid disruption of the PHA's Plan development process. Methods may vary in how field offices select small PHAs to submit Five-Year/Annual Plans one year in advance. For example, a field office may decide that small PHAs with HA identifier codes ending in even numbers shall submit FY 2005 streamlined Five-Year/Annual PHA Plans one year in advance, starting January 17, 2004, for small PHAs with fiscal years beginning April 1, 2004.

To implement the submission requirements for new streamlined Annual and Five-Year/Annual Plans under the final rule for deregulation of small PHAs, HUD has developed streamlined Annual and Five-Year/Annual templates, and PHA Plan Certifications of Compliance for submission with the streamlined Annual Plan, and for submission with the streamlined Five-Year/Annual and all other standard PHA Plan templates. HUD has also updated the list of attachments for these templates. The templates and certifications are available on the PHA Plans website at <http://www.hud.gov/offices/pih/pha/> and <http://www.hudclips.org/>.

**A. New Streamlined Annual Plan Submission Requirements**

The new streamlined Annual Plan will replace the existing *Small PHA Plan Update*, and be submitted every year except years in which the streamlined Five-Year/Annual Plan must also be submitted. During the years in which the streamlined Five-Year/Annual Plan is also due, the streamlined Annual Plan portion of the template includes full reporting on all required components, and is discussed in more detail under B below.

**1. Electronic Template form HUD 50075-SA (Streamlined Annual)**

The new streamlined Annual Plan template includes the PHA Statement of Consistency with the Consolidated Plan for plans with policy changes from the prior year submission, list of supporting documents for all PHA Plan requirements on file with the PHA, and where applicable to a specific PHA, capital improvements, Capital Fund Program tables, site-based waiting lists, use of project-based vouchers, and Section 8(y) homeownership. This streamlined Annual Plan template is submitted in years when the streamlined FiveYear/Annual Plan is not due.

**2. Hard Copy Certification form HUD-50076**

Certifications PHAs must submit in hard copy with original signatures to their local HUD field are found in the new form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan*. This certification includes civil rights and other certifications required as part of all PHA Plan submissions, plus new certification language from the deregulation rule that requires small PHAs to list (by checking applicable items listed on the certification) programs, policies, and other PHA Plan components they have changed since submission of their last Annual PHA Plan. For PHAs applying for funds under the Capital Fund Program, other required certifications include: (1) form HUD-50070, *Certification for a Drug-Free Workplace*; (2) form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and (3) forms SF-LLL and SF-LLLa, *Disclosure of Lobbying Activities*.

**B. New Streamlined Five-Year/Annual Plan Submission Requirements**

The streamlined Five-Year/Annual Plan is submitted every fifth PHA fiscal year (e.g., 2005). During those years in which the Five-Year Plan is also due, small PHAs eligible to submit streamlined plans must also submit a streamlined Annual Plan that reports fully on all PHA Plan components not omitted by the final rule. The streamlined annual plan submitted every fifth PHA fiscal year requires a different template than the streamlined plan discussed in A above.

### **1. Electronic Template form HUD-50075-SF (Streamlined Five-Year)**

The new streamlined Five-Year/Annual Plan template submitted every five years requires small PHAs to continue reporting on five-year goals and objectives as contained in the current Five-Year Plan, provide a list of supporting documents for all PHA Plan requirements on file with the PHA, and complete a full Annual Plan template streamlined to include: (1) housing needs (revised to limit the information to needs of families on the PHA's public housing and Section 8 tenant-based waiting lists only); (2) statement of deconcentration and other policies governing eligibility, selection, and admissions; (3) financial resources; (4) rent determination policies; (5) capital improvements and Capital Fund Program tables; (6) demolition and disposition; (7) Section 8(y) homeownership programs; (8) civil rights certifications; (9) additional information, which includes progress in meeting five-year goals, criteria for substantial deviations and significant amendments, and other information requested by HUD on resident advisory board consultation, resident membership on the PHA governing board, and consistency of the PHA Plan with the local consolidated plan; and (10) use of project-based vouchers.

### **2. Hard Copy Certification form HUD-50077**

PHAs must submit certain certifications in hard copy with original signatures to their local HUD field office concurrent with their PHA Plan submissions. All PHAs must submit the new form HUD-50077, *Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans*. This certification is the standard certification PHAs submit indicating their compliance with PHA Plan and related regulations, which now applies to the standard annual and five-year plans and also to the new streamlined five-year/annual plan. For PHAs applying for funds under the Capital Fund Program the following additional certifications must be submitted with the PHA Plan: (1) form HUD-50070, *Certification for a Drug-Free Workplace*; (2) form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and (3) form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities* and (4) *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan*.

## **C. Supporting Documents**

As indicated above, PHAs must continue to submit a List of Supporting Documents Available for Review as part of their streamlined Annual and Five-Year/Annual Plan submissions. Supporting documents for all PHA Plan components (including those components PHAs no longer have to report in their plan, such as grievance procedures) are largely the same. There are minor changes, such as backup data for housing needs, which must support housing needs for families on a PHA's waiting lists, but not housing needs for the entire jurisdiction.

**V. FIELD OFFICE REVIEWS**

Field offices will review PHA Plans in accordance with this Notice and updated Field Office Guidelines on Review of PHA Plans from PHAs with Fiscal Years beginning January 1, 2001, and January 1, 2002, and dated November 27, 2000, and October 30, 2001, respectively. HUD is processing a further update of these guidelines to incorporate any review procedures unique to the submission of new streamlined Annual and streamlined Five-Year/Annual PHA Plans set forth in the Final Rule on Deregulation of Small PHAs.

**VI. REFERENCE DOCUMENTS**

Deregulation of Small PHAs Final Rule, 24 CFR Part 902, 903, and 985.

**VII. PAPERWORK REDUCTION**

The information collection requirements (forms HUD-50075-SA and HUD-50075-SF) contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3520) and assigned OMB control number 2577-0226. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

\_\_\_\_\_/s/\_\_\_\_\_  
Michael Liu, Assistant Secretary for  
Public and Indian Housing

Attachments

**Addendum of PHA Plan Submission Requirements**

The following charts show submission requirements for standard, high performer, streamlined annual, and streamlined 5-year/annual PHA Plans.

<b><i>PHA Plan Submission Requirements</i></b>				
<b><i>Plan Type</i></b>	<b><i>Standard Plan</i></b>	<b><i>High Performing</i></b>	<b><i>Streamlined Annual</i></b>	<b><i>Streamlined 5-Year and Annual</i></b>
<b><u>1. PHA Plan Basic Elements</u></b>				
<b><u>Electronic Template or Attachment</u></b>				
PHA Identification Page	X	X	X	X
5-Year Plan	X	X		X
<b>ANNUAL PLAN TABLE OF CONTENTS</b>	X	X	X	X
<b>Executive Summary of the Annual PHA Plan [24 CFR Part 903.7 9 (r)]</b>	Optional	Optional		Optional
1. Housing Needs	X	X		X
2. Financial Resources	X	X		X
3. Policies on Eligibility, Selection, and Admissions	X	X		X
3a. Site-Based Waiting Lists (if applicable)	X Attachment	X Attachment	X Template	X Template
3b. Deconcentration and Income Mixing (if applicable) PHA Plan web site version	X Attachment	X Attachment		X Template
4. Rent Determination Policies	X	X		X
5. Operations and Management Policies	X			
6. Grievance Procedures	X			
7. Capital Improvements Needs*	X	X	X	X
7a Capital Fund Tables (Annual Statement/Performance and Evaluation Reports) for PHAs with open capital fund grants or seeking capital program funding.	X	X	X	X
8. Demolition and Disposition*	X	X		X
9. Designation of Housing*	X			
10. Conversions of Public Housing	X			
11. Homeownership	X	X Section 8(y) only	X Section 8(y) only	X
11a. Section 8(y) Homeownership Capacity Statement (if applicable)	X Attachment	X Attachment	X Template	X Template
12. Community Service and Self-Sufficiency	X			
12a Description of Community Service Requirements Implementation	X Attachment			
13. Crime and Safety*	X			
14. Pets*	X			
14a Description of pet policy	X Attachment			
15. Civil Rights Certification (included with PHA Plan certifications)	X	X	X	X
16. Audit	X	X		
17. Asset Management	X			
18. Additional information	X	X		X
18a. Progress in Meeting 5-Year Plan Goals	X Attachment	X		X Template
18b. Criteria for Substantial Deviations and Significant Amendments	X Attachment	X		X Template
18c. Other information	X	X		X
18c.1. RAB consultation (comments, recommendations, how comments were addressed)	X Template	X Template		X Template
18c.1.1. Announcement of Resident Advisory Board Membership	X	X		X Template

<b><i>PHA Plan Submission Requirements</i></b>				
<b><i>Plan Type</i></b>	<b><i>Standard Plan</i></b>	<b><i>High Performing</i></b>	<b><i>Streamlined Annual</i></b>	<b><i>Streamlined 5-Year and Annual</i></b>
18c.2. Resident membership on PHA Board	X Template	X Template		X Template
18c.3. PHA statement of consistency with Consolidated Plan	X	X	X If policies changed	X
19. Project-Based Voucher Program (if applicable)	X Attachment	X Attachment	X Template	X Template
20. List of supporting documents on file with PHA and PHA plan (but not submitted to HUD)	X Template	X Template	X Template	X Template
21. Most recent board-approved operating budget--Troubled/at-risk troubled PHAs ONLY	X			
* NOTE: PHAs that administer only tenant or project based rental assistance programs are not required to complete sections that pertain only to public housing.				
<b>2. PHA Plan Hard Copy Submissions to Local HUD Field Office to Accompany PHA Plan</b>				
<i>Standard PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations</i>	X	X		X
<i>Streamlined PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations, including listing of policies and programs changed since last Annual Plan and Assurances of RAB consultation, PHA board approval for policy changes, and availability of revised policies for public review and inspection</i>			X	
<i>State/local Government Certification Of Consistency with the Consolidated Plan</i>	X	X		X
<i>Form HUD-50070, Certification for a Drug-Free Workplace (if applying for Capital Funds)</i>	X	X	X	X
<i>Form HUD-50071, Certification of Payments to Influence Federal Transactions (if applying for Capital Funds)</i>	X	X	X	X
<i>Forms SF-LLL and SF-LLLa, Disclosure of Lobbying Activities (If applying for Capital Funds)</i>	X	X	X	X
<b>3. Optional Attachments (submitted electronically as separate file attachments to Plan template)</b>				
PHA Management Organization Chart				

**List of Supporting Documents Available for Local Review**  
(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance	Annual Plan: Capital Needs

**List of Supporting Documents Available for Local Review**  
**(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	and Evaluation Report (form HUD-52837) for the active grant year	
	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section ____ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings	Annual Plan: Annual Audit
	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)