

Status: Accepted

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
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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. 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: <u>The Housing Authority of the City of Huntsville</u> PHA Code: <u>AL047</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1649</u> Number of Housing Choice Vouchers (HCVs) <u>2074</u> Total Combined Units/Vouchers <u>3723</u> 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. How the public can access this PHA Plan: The Huntsville Housing Authority's Annual and Five-Year PHA Plans, including all required attachments and supporting documents, are available for public review and inspection at the Huntsville Housing Authority's Administrative Office, 200 Washington Street NE, Huntsville, Alabama 35801, during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. Copies of the PHA Plan are also available for review at Asset Management Project (AMP) management offices located throughout the City of Huntsville. The PHA Plan is posted electronically on the Huntsville Housing Authority's official website at www.huntsvillehousing.org. Members of the public who are unable to access the plan online or in person may request a copy by contacting the Huntsville Housing Authority at (256) 539-0779. Reasonable accommodations and accessible formats are available upon request. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <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						
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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): (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 ☒ ☐ 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. Choice Neighborhoods Grants. HHA will pursue and implement Choice Neighborhood initiatives aimed at transforming distressed public and assisted housing into sustainable, mixed-income communities. Activities may include comprehensive neighborhood revitalization, redevelopment of housing, improvement of public infrastructure, and coordination of supportive services that promote resident self-sufficiency, education, health, and economic opportunity. Modernization or Development. HHA will modernize existing public housing properties and undertake new development activities to preserve and

expand the supply of safe, decent, and affordable housing. Modernization efforts may include rehabilitation of building systems, energy efficiency upgrades, accessibility improvements, and unit reconfigurations. Development activities may involve new construction, acquisition, or redevelopment of housing units.

Demolition and/or Disposition.

HHA may pursue demolition and/or disposition of obsolete, inefficient, or severely distressed properties that are no longer economically viable. These actions will be conducted in accordance with HUD regulations and will support broader redevelopment or repositioning strategies, including replacement housing, mixed-income development, or alternative affordable housing solutions.

Designated Housing for Elderly and/or Disabled Families.

HHA may designate certain properties or portions of properties for occupancy by elderly families and/or persons with disabilities. These designations will help ensure that housing resources are aligned with resident needs and may include the provision of accessibility features, supportive services, and proximity to community amenities and healthcare resources.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

HHA may convert public housing units to long-term, project-based rental assistance through the Rental Assistance Demonstration (RAD) or other HUD-authorized conversion programs. These conversions are intended to stabilize funding, leverage private and public investment, address capital needs, and ensure the long-term physical and financial sustainability of the housing while maintaining resident protections.

Homeownership Program under Section 32, 9 or 8(Y)

HHA will support homeownership opportunities for eligible low-income families, including public housing residents and Housing Choice Voucher participants. Activities may include voucher homeownership, development or acquisition of affordable for-sale units, homebuyer education, financial counseling, and partnerships that promote successful and sustainable homeownership.

Non-Smoking Policies.

HHA will implement and enforce non-smoking policies in its public housing and assisted housing programs, consistent with HUD requirements. These policies are intended to improve resident health, reduce fire risk, lower maintenance costs, and promote a healthier living environment for residents, staff, and visitors.

Project-Based Vouchers.

The Huntsville Housing Authority (HHA) intends to utilize Project-Based Vouchers to expand and preserve affordable housing opportunities for low-income families. Through the PBV program, HHA may attach Housing Choice Voucher assistance to specific units in existing or newly developed properties. PBVs will be used to support new construction, rehabilitation, or acquisition of housing, promote long-term affordability, leverage public and private investment, and further HHA's redevelopment, modernization, and neighborhood revitalization goals. HHA will administer PBVs in compliance with HUD regulations and ensure resident choice, mobility options, and required supportive services, where applicable.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

HHA will pursue and utilize other Capital Fund and HUD grant programs to address critical housing needs. Eligible activities may include rehabilitation, development, management improvements, safety and security enhancements, energy efficiency initiatives, and other capital investments that support the long-term viability of HHA's 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.

Progress in Meeting Mission and Goals – Huntsville Housing Authority The Huntsville Housing Authority (HHA) is committed to its mission of expanding access to safe, decent, and affordable housing while promoting self-sufficiency, resident engagement, and community development. HHA regularly evaluates its progress toward achieving the goals outlined in its Five-Year and Annual PHA Plans. **1. Expanding Affordable Housing Opportunities:** • HHA has maintained high occupancy rates in its public housing developments, despite growing demand and limited affordable rental units in Huntsville. • Housing Choice Voucher (HCV/Section 8) utilization has been maximized through targeted landlord outreach, housing search assistance, and mobility counseling. •

	HHA has leveraged partnerships with developers and community organizations to expand access to affordable units and explore opportunities for mixed-income and scattered-site developments. 2. Maintaining and Modernizing Public Housing Assets: • Significant progress has been made in implementing the Capital Fund Program (CFP) projects, including building system replacements, accessibility upgrades, and environmental health improvements. • Preventive maintenance and modernization initiatives have reduced deferred maintenance, enhanced resident safety, and improved energy efficiency. 3. Promoting Resident Self-Sufficiency and Community Engagement: • HHA's Family Self-Sufficiency (FSS) and resident services programs have successfully assisted residents in increasing income, obtaining employment, and pursuing educational opportunities. • Resident Advisory Boards (RABs) and community meetings have facilitated meaningful engagement, providing feedback on program design and policy development. 4. Ensuring Compliance, Fair Housing, and Operational Excellence: • HHA continues to meet HUD regulatory requirements, including timely recertifications, inspections, and reporting. • Fair housing initiatives and reasonable accommodations have been effectively implemented to ensure equitable access to housing opportunities for all residents. • Technology upgrades and streamlined administrative processes have improved efficiency and service delivery for both Public Housing and HCV programs. 5. Safety and Crime Prevention: • HHA has strengthened collaborations with local law enforcement and implemented property-level security measures, community policing programs, and environmental design improvements, resulting in safer housing communities. Summary: HHA has made measurable progress toward its stated mission and goals, achieving operational efficiency, improved housing quality, expanded access to affordable housing, and enhanced resident opportunities for self-sufficiency. Ongoing evaluation and community engagement ensure that HHA continues to adapt to emerging needs and maintain alignment with HUD priorities and local housing demands.
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. Capital Improvements – Huntsville Housing Authority The Huntsville Housing Authority (HHA) actively manages capital improvements to maintain and modernize its public housing portfolio, ensuring safe, decent, and affordable housing for all residents. HHA's capital improvement strategy is guided by its HUD-approved 5-Year Action Plan, most recently submitted in EPIC and approved on [insert HUD approval date here]. Key Areas of Capital Investment: • Building Systems Upgrades: Replacement and modernization of HVAC systems, plumbing, electrical, and roofing to extend the life of assets and improve resident comfort. • Safety and Security Enhancements: Installation of improved lighting, security cameras, controlled access points, and other measures to ensure resident safety. • Accessibility Improvements: Renovation of units and common areas to comply with ADA standards, including installation of ramps, grab bars, and accessible bathrooms and kitchens. • Energy Efficiency Projects: Implementation of energy-saving initiatives such as insulation, energy-efficient lighting, and water conservation measures to reduce operating costs and environmental impact. • Environmental Health Remediation: Projects to address radon mitigation, lead-based paint abatement, and other environmental hazards to ensure healthy living conditions. Implementation and Oversight: • Capital improvement projects are prioritized based on health and safety needs, regulatory compliance, and long-term asset preservation goals. • HHA monitors project progress, budgets, and outcomes at the property and portfolio level to ensure timely and effective execution. • All projects are conducted in alignment with HUD requirements and documented in EPIC to maintain transparency and accountability. Reference to HUD-Approved 5-Year Action Plan: • The current capital improvement activities are guided by HHA's HUD-approved 5-Year Action Plan, which outlines funding allocations, modernization priorities, and targeted improvements across all public housing developments. • The plan was approved by HUD on [insert HUD approval date here] and is available for public review at the HHA Administrative Office and on the HHA website (www.huntsvillehousing.org). Summary: Through the strategic implementation of capital improvements, HHA ensures the long-term sustainability, safety, and livability of its public housing portfolio, aligning resources with resident needs and HUD priorities.
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. There were no comments received.
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. 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.
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.
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:

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.

Public reporting burden for this information collection is estimated to average 5.64 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.

Form identification: *AL047-The Housing Authority of the City of Huntsville Form HUD-50075-ST (Form ID - 7174) printed by Antonio McGinnis in HUD Secure Systems/Public Housing Portal at 07/15/2026 12:17PM EST*