



**U. S. Department of Housing and Urban Development**  
Nashville Field Office  
Office of Public Housing  
701 Broadway, Suite 130  
Nashville, TN 37203

April 24, 2025

Ralph Perrey, Executive Director  
Tennessee Housing Development Agency  
Andrew Jackson Building Third Floor  
502 Deaderick Street  
Nashville, TN 37243

Dear Mr. Perrey:

SUBJECT: Tennessee Housing Development Agency (TN903)  
2025 Streamlined Annual PHA Plan  
2025 5-Year PHA Plan

Thank you for the submission of the 2025 Streamlined Annual PHA Plan and the 5-Year PHA Plan for Tennessee Housing Development Agency. The plans were reviewed and approved, effective July 1, 2025. This letter of approval does not constitute an endorsement of the strategies and policies outlined in the plans.

In the administration of housing programs covered by the plans, the PHA agrees to comply with the rules, standards, and policies established in its approved plans, as provided in 24 CFR Part 903 and other applicable regulations. The approved plans and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have questions or concerns, please contact Ann L. Akbari, Portfolio Management Specialist, at (615) 515-8526 or via electronic mail at [Ann.L.Akbari@hud.gov](mailto:Ann.L.Akbari@hud.gov).

Sincerely,

  
*for* William L. Biggs, Director  
Office of Public Housing  
Knoxville/Memphis/Nashville Field Offices

cc:

Jeboria Scott, THDA Director of Section 8 Rental Assistance  
Pasquel McLeod, THDA Assistant Director, Central Operations

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.



<p><b>B.</b></p> <p><b>B.1</b></p>	<p><b>Plan Elements</b></p> <p><b>Revision of Existing PHA Plan Elements.</b>  (a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>Rent Determination.</b>  ANNUAL/INTERIM RE-EXAM CHAPTER • Rent Increases o The owner must submit a request for a rent increase sixty (60) calendar days prior to the effective date. Only one increase request within a 12-month period will be considered. The increase will be approved, if the proposed increase is reasonable according to HCV rent reasonableness standards and the participant agrees to the increase. If the participant does not agree, a relocation voucher will be issued. • Updated number of days to report change in household composition from 14 days to 30 days. • Processing changes o In cases where the increase in income is less than \$200 per month, the change will be documented, and no interim will be processed. o The family is required to report all changes. THDA will process all changes in income.</p> <p><b>Homeownership Programs.</b>  HOMEOWNERSHIP VOUCHER OPTION • The term first time homeowner has been amended to include homemaker and single parent family • Added additional exceptions under \$15,000 annual income requirement • Added definition of disabled household Disabled household was redefined • Replaced HUD 1 Settlement to read Loan Disclosure</p> <p><b>Significant Amendment/Modification</b>  VERIFICATIONS CHAPTER • THDA added a new preference NED targeted towards families with a disabled household member who is not the head or co-head. When funding allocation for this preference, families will join the regular waiting list. OBLIGATIONS OF PARTICIPATNS • Updated Appointment/Mail Policy to align with current practice of utilizing electronic mail and/or USPS. DETERMINATION OF ELIGIBLITY • Added to general subsidy standards section that income limits for unit sizes that exceed a 4-bedroom unit size are calculated by applying a 15 percent adjustment to the previous unit size beginning with the 4-bedroom allocation. For example, the Fair Market Rate (FMR) for a 5-bedroom unit is 1.15 times the 4-bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero-bedroom (i.e., efficiency) FMR. • Updated that live-in aides may be provided a separate bedroom, but not their families. LEASE-UP PROCESS • Voucher extension only available for individuals seeking extension via reasonable accommodation. No longer includes language that extension will be provided for any applicants who show evidence that actively searching and cannot secure a unit. • HAP Contract Transfer o Added language that the new owner may request to enter into a new lease and HAP contract after the initial lease term, as long as the change does not displace and/or otherwise adversely affect the assisted participant. Any requests for rent increases will be subject to the rent reasonableness test. HOUSING QUALITY STANDARDS • General Information – added language o The THDA will not inspect a unit without either the owner or an adult member or representative of the tenant household (age 18 or older) present at the unit during the inspection. o The THDA encourages the owner or management agent to be present at the initial move-in inspection so the inspector can answer questions about the inspection appointment. • Landlords may be barred from participation in the HCV Program for twelve (12) months and may be required to attend training from an approved Fair Housing agency, when there is evidence of repeated HQS violations, Fair Housing, HAP Contract violations under the voucher or other HUD programs, fraud, and bribery. • Added that shared housing arrangements, where more than one assisted household shares a bedroom in a facility, are not permitted by the THDA. OWNER RESPONSIBILITES • Updated section to include that HAP not considered late until the 5th business day of the month. HAP by the THDA is deemed received by the owner upon transmittal of payment by the THDA. The THDA is not required to pay a late payment penalty if HUD determines that the payment is late for reasons beyond the THDA's control. In addition, late payment penalties are not required if the THDA intentionally delays or denies payment as a remedy to an owner breach of the HAP contract. • Changed when subsidy payments are submitted via ACH from calendar days to business days. MOVING/PORTABILITY • Updated section title – Other Change of Unit/Portability • Defined initial lease term as the first term of the lease, typically the first twelve months in the same unit. • Updated requirements for processing and sending a HAP Termination Contract Notice and Relocation Notice • Updated requirements relating to relocating with debt owed to THDA noting that if the family requests to port out of the THDA's jurisdiction, they must pay the debt in full before approval. • Request for Tenancy Approval – added language that THDA will contact the family with an approval or disapproval of the RTA within five (5) business days. • Added requirement that a family is prohibited to request to relocate within 90 days from the previous rescission of the intent to vacate. • Amended by inserting, determination of approval is at the discretion of the Director.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
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<p><b>B.2</b></p>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p>
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	<p><b>Project Based Vouchers.</b>  THDA received approval from its Board of Commissioners and the U.S. Department and Housing and Urban Development (HUD) to convert up to 20% of its current Annual Contributions Contract (ACC) to Project-Based Vouchers (PBV's). This strategic initiative aims to expand affordable housing opportunities by securing long-term rental assistance for eligible households. Currently, THDA is awaiting final approval of the Project Based Voucher chapter of the Administrative Plan from the Secretary of States office. Once approval is granted, THDA will initiate a Request for Proposal (RFP) process to identify and partner with qualified developers starting with an initial 350 units within the THDA jurisdiction.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  <b>THDA is committed to leading Tennessee home by creating safe, sound, and affordable housing opportunities. THDA will continue partnerships with other organizations that provide fair housing services in Tennessee. Specific Goals of the THDA Section 8 Rental Assistance Division Housing Choice Voucher Program are: Goal 1 – Enhancing Program Integrity and Efficiency through Technology. Over the past year we have prioritized increasing efficiency and accuracy in administering the Housing Choice Voucher program by implementing a new web-based software system. The new system allows program participants to complete their annual and interim certifications entirely online, enhancing accessibility and program compliance. Over the next year, our goal is to maximize the software capabilities to further improve efficiency and minimize errors in rental calculations and subsidy determinations. This transition from a paper-based platform to a virtual system has streamlined operations across our field offices and centralized intake. By leveraging technology, we aim to enhance service delivery and maintain a SEMAP score of 96% or higher. Goal 2 – Expanding Access to Rental Housing through Enhanced Housing Search Platform. To improve program participants' access to affordable rental units in the communities we serve, THDA is actively seeking a new provider to enhance our housing search database. Our existing platform contains outdated listings often resulting in participants encountering unavailable units. To address this issue, we are initiating a request for proposal (RFP) to identify a vendor capable of maintaining a more accurate and up-to-date database. The goal of THDA is to implement a system that provides real-time rental availability, streamlines the housing search process, and expands the reach to offer a larger pool of available affordable housing options. By securing a provider that can deliver a reliable and user-friendly platform, we aim to improve the overall experience for our program participants and increase successful lease-ups within the HCV program. Goal 3- Promote Fair Housing Rights and Fair Housing Choice. THDA continues to provide annual Fair Housing training to Section 8 staff. THDA has and will continue to promote awareness of housing opportunities through the Section 8 applicant briefings, the applicant booklet and on THDA's online platforms (website). THDA has been and will continue to attend the Tennessee Fair Housing Conferences held in Tennessee. Goal 4- Reduce Discrimination in Housing. THDA provides equal access to vouchers and assists families with disabled household members and those with special needs gain access to suitable housing opportunities. THDA currently includes the HUD Discrimination Complaint form and an explanation of Fair Housing in the applicant briefing materials. THDA will continue to provide education and awareness of client rights and responsibilities in an attempt to eliminate discrimination. Goal 5 – Increasing Participation in the Family Self-Sufficiency Program Due to current market conditions, our homeownership program is no longer available; however, THDA remains committed to empowering families through the Family Self-Sufficiency (FSS) Program. Over the next year, our primary focus will be increasing program participation to maximize its impact and help more families achieve self-sufficiency. To achieve this, we aim to enhance program visibility and awareness through targeted outreach efforts, ensuring that eligible participants fully understand the benefits and opportunities available to them. By expanding engagement and participation in the FSS program, we strive to equip more families with the tools and resources needed to achieve financial independence.</b></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.  <b>This section is not applicable.</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (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>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b>  <u>Form HUD-50077-SL</u>, <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>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  <u>Form 50077-ST-HCV-HP</u>, <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>
<p><b>C.4</b></p>	<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.  (a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  If yes, include Challenged Elements.</p>
<p><b>D.</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

D.1	<p><b>Affirmatively Furthering Fair Housing.</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="162 273 1534 619"> <tr> <td data-bbox="162 273 1534 325"> <p><b>Fair Housing Goal: Remove barriers to housing access</b></p> </td> </tr> <tr> <td data-bbox="162 325 1534 378"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> <tr> <td data-bbox="162 378 1534 619"> <p><b>THDA is committed to engaging in ongoing, meaningful actions to affirmatively further fair housing in compliance with federal regulatory guidance. In alignment with the Consolidated Plan process, THDA has completed an assessment of fair housing and created a plan of action to remove barriers to housing access, reduce disparities in housing need based on protected characteristics, and reduce segregation, where possible through its housing programs and activities. THDA also provides resources to educate program participants and other Tennesseans about their housing rights under the Fair Housing Act and to educate grantees and partners about their fair housing obligations. Finally, THDA addresses violations of the Fair Housing Act in cooperation with state and federal enforcement agencies.</b></p> </td> </tr> </table>	<p><b>Fair Housing Goal: Remove barriers to housing access</b></p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>	<p><b>THDA is committed to engaging in ongoing, meaningful actions to affirmatively further fair housing in compliance with federal regulatory guidance. In alignment with the Consolidated Plan process, THDA has completed an assessment of fair housing and created a plan of action to remove barriers to housing access, reduce disparities in housing need based on protected characteristics, and reduce segregation, where possible through its housing programs and activities. THDA also provides resources to educate program participants and other Tennesseans about their housing rights under the Fair Housing Act and to educate grantees and partners about their fair housing obligations. Finally, THDA addresses violations of the Fair Housing Act in cooperation with state and federal enforcement agencies.</b></p>
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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. 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, 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.

Public reporting burden for this information collection is estimated to average 7.02 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. 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 Act 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:** TN903-Tennessee Housing Development Agency Form HUD-50075-HP (Form ID - 3679) printed by Pasquel McLeod in HUD Secure Systems/Public Housing Portal at 04/29/2025 02:31PM EST

**Certification of Compliance with PHA Plan and Related Regulations**  
**(Standard, Troubled, HCV-Only, and High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Tennessee Housing Development Agency**

**TN903**

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2025**

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director <b>MR Ralph Perrey</b> Signature  Date <b>3/20/25</b>	Name Board Chairman <b>Mr. Frederick Neal</b> Signature  Date <b>3/25/25</b>
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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** TN903-Tennessee Housing Development Agency form HUD-50077-ST-HCV-HP (Form ID - 965) for CY 2025 printed

<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 09/30/2027</b>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dhathri Chunduru, the Dir. Research & Planning certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TN903 - Tennessee Housing Development Agency is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the State of Tennessee pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

See attached plan

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official: <b>Dhathri Chunduru</b>	Title: <b>Dir. Research &amp; Planning</b>
Signature: 	Date: <b>3/21/2025</b>

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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