

Streamlined Annual PHA Plan (Small 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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, and 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>Housing Authority of the City of Greeley</u> PHA Code: <u>CO035</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>86</u> Number of Housing Choice Vouchers (HCVs) <u>730</u> Total Combined <u>816</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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 following are the specific locations where the public may obtain copies of the 2027 Annual PHA Plan: • Administrative Office – 903 6th Street Greeley, CO 80631 • GHA's Website: www.greeleyhousing.org ☒ 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>Lead PHA: Housing Authority of the City of Greeley</td><td>CO035</td><td>Public Housing & Housing Choice Voucher</td><td>Multifamily and Conventional Portfolio</td><td>86</td><td>730</td></tr> <tr> <td>Housing Authority of Weld County</td><td>CO090</td><td>Housing Choice Voucher</td><td>Not Applicable</td><td>0</td><td>433</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	Lead PHA: Housing Authority of the City of Greeley	CO035	Public Housing & Housing Choice Voucher	Multifamily and Conventional Portfolio	86	730	Housing Authority of Weld County	CO090	Housing Choice Voucher	Not Applicable	0	433
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B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).																				

B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last 5-Year PHA Plan submission? 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. ☐ ☐ Homeownership Programs. ☐ ☐ Substantial Deviation. ☐ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each 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. ☐ ☐ 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) ☐ ☐ 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.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. The Greeley Housing Authority has migrated over to a new management software that is designed for compliance. GHA staff have also taken all available training to better help carrying out the mission of the Housing Authority.
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. CO035's most recent approved action plan was created on 02/16/2023 and approved on 2/16/2023. The action plan was last modified on 08/8/2025.
B.5	Most Recent Fiscal Year Audit.

	(a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	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. ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance. ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y) ☒ ☐ 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. Modernization or Development. GHA intends to seek partnerships to modernize existing LMI units and find opportunity's to develop more affordable housing when possible. Demolition and/or Disposition. GHA's Public Housing portfolio is aging and requires modernization. GHA also plans on receiving technical assistance from the Field Office and SAC to determine the best option for repositioning its Public Housing portfolio. Conversion of Public Housing to Tenant-Based Assistance. GHA's Public Housing portfolio is aging and requires modernization. GHA also plans on receiving technical assistance from the Field Office and SAC to determine the best option for repositioning its Public Housing portfolio. Conversion of Public Housing to Project-Based Assistance under RAD. GHA's Public Housing portfolio is aging and requires modernization. GHA also plans on receiving technical assistance from the Field Office and SAC to determine the best option for repositioning its Public Housing portfolio. Project Based Vouchers. GHA intends to continue to utilize PBV vouchers when available. Units with Approved Vacancies for Modernization. GHA intends on submitting vacancies for modernization as units become vacant. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). GHA will seek additional funding in the form of other capital fund grant programs. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. Project Based Vouchers.

	The Housing Authority of the City of Greeley (GHA) anticipates project-basing approximately 10–50 Housing Choice Vouchers over the term of the PHA Plan, subject to funding availability, project feasibility, and HUD requirements. Project-Based Voucher units would generally be located throughout Greeley and other communities within Weld County, with an emphasis on areas that provide access to employment, public transportation, schools, healthcare, shopping, and other essential community services. Project-basing vouchers is consistent with the PHA Plan because it supports GHA's goals of expanding affordable housing opportunities, preserving and increasing the availability of affordable housing, serving low-income families, seniors, and persons with disabilities, and promoting housing stability and economic opportunity. Project-Based Vouchers will allow GHA to leverage available affordable housing resources, support the development or preservation of quality affordable housing, and provide additional housing choices for eligible households while maintaining compliance with HUD regulations and the PHA's established policies and priorities. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	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. CO035's most recent approved action plan was created on 02/16/2023 and approved on 2/16/2023. The action plan was last modified on 08/8/2025.
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
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.
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-CRT-SM, <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.

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 2.67 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: *CO035-Housing Authority of the City of Greeley Form HUD-50075-SM (Form ID - 9985)*
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VOLUNTARY TRANSFER AND CONSOLIDATION OF HOUSING CHOICE VOUCHERS AND PROJECT-BASED VOUCHER

The Weld County Housing Authority (WCHA) intends to voluntarily transfer and consolidate its Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs with the Housing Authority of the City of Greeley (GHA). This consolidation is intended to strengthen the administration and delivery of rental assistance throughout Weld County by combining resources, expertise, and administrative functions under one housing authority.

The transfer will create greater operational efficiency, reduce duplication of administrative functions, and provide greater consistency in the administration of the HCV and PBV programs. Consolidating the programs will also allow for more effective utilization of staff, technology, funding, and other resources while providing a more streamlined experience for participating families, landlords, and property owners. GHA has the capacity and established infrastructure to administer the combined programs and is well positioned to provide continuity of service to current WCHA participants.

Most importantly, the consolidation will help preserve and strengthen access to affordable housing for low-income families, seniors, persons with disabilities, and other eligible households throughout Weld County. By bringing the programs together under GHA, the agencies can better coordinate housing resources, improve program oversight and compliance, and create opportunities for long-term program stability and growth. The proposed transfer is therefore expected to benefit both participating households and the communities served by the two housing authorities while supporting the continued efficient and effective use of federal housing resources.