

Streamlined Annual PHA Plan (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
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. 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>Maryville Housing Authority</u> PHA Code: <u>TN065</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>400</u> Number of Housing Choice Vouchers (HCVs) <u>356</u> Total Combined <u>756</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. As of August 12, 2026, The Maryville Housing Authority 2027 Annual Plan is available for public review at the main office located at: 311 Atlantic Avenue Maryville, TN 37801 A digital copy of the Annual Plan is also available on the MHA website at www.mha@mhatn.com under the Public Notice tab. If you would like a copy of the plan mailed or emailed to you, please contact our office at 865-983-4958 or email us at mhatn.com. Public comments may be submitted to mhatn.com

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual 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.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

See attached document titled Proposed Policy and Lease Changes

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Attached. Revised August 2027

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.

In March 2025, MHA submitted an application to the HUD Special Applications Center (SAC) requesting that an 8.5-acre vacant parcel be removed from the Authority's public housing inventory and transferred to its nonprofit affiliate, Maryville Housing Development Corporation (MHDC). The application has been approved by HUD. MHA intends to project base up to 20 % of HCV vouchers for this project.

The Maryville Housing Authority may submit an application to HUD's Special Applications Center (SAC) requesting the removal of Unit 1213, Building M19, located at 406 Wright Road, from its public housing inventory. Upon HUD approval, the property would be transferred to the Maryville Housing Development Corporation (MHDC).

This two-bedroom home is a stand-alone property located outside of MHA's existing public housing developments. Transferring the property to MHDC will allow it to continue serving low-income households as affordable housing while better aligning the property with MHA's long-term housing strategy. The transfer will not reduce the availability of affordable housing in the community; rather, the unit will continue to be operated as affordable housing through MHDC.

MHA will use Housing Choice Vouchers (HCV) for a new development to be constructed by MHDC. These vouchers will be available to eligible applicants through the Authority's HCV program.

Additionally, MHA intends to submit applications for Commitments to Enter into Housing Assistance Payments Contracts (CHAPs) under the Rental Assistance Demonstration (RAD) program for all MHA properties. Rather than including all properties in a single CHAP application, MHA plans to structure the RAD conversion through two separate CHAP applications, with the properties divided between the two submissions.

MHA is also preparing to modernize its existing public housing stock. Planned improvements include the replacement of aging cast iron plumbing throughout the development. Flooring replacement, new painting throughout Broadway Towers.

Brick repair on all properties, upgrade electrical panels at McGhee Terrace.

Repair and repave roadways and all parking lots through all developments. Repair basketball court and add pickle ball

If funding allows, the Authority also aims to undertake broader modernization efforts to upgrade and preserve its public housing units.

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 Maryville Housing Authority (MHA) continues to make significant progress toward achieving the mission and goals established in its Five-Year Plan. The Authority remains committed to providing quality, affordable, and safe housing while promoting economic opportunity and family self-sufficiency without discrimination.

During the past year, MHA has continued expanding the supply of affordable housing through the development of Hannum Springs, an 11-unit affordable housing community for elderly and disabled households. The Authority also continues to pursue additional affordable housing opportunities through partnerships with developers, the Maryville Housing Development Corporation, and various federal and state funding sources. Planning efforts are also underway for future housing developments that will further increase the community's affordable housing inventory.

The Housing Choice Voucher (HCV) Program continues to maintain a strong utilization rate. To improve housing choice and assist families in a competitive rental market, the Authority will increase payment standards to 120 percent of the Fair Market Rent effective January 1, 2027.

As Tennessee's first Moving to Work (MTW) agency, MHA continues to promote resident self-sufficiency through its work requirement initiative. During 2026, the Authority successfully implemented its work requirement policy. For 2027, the Authority proposes increasing the minimum work requirement hours while continuing to provide supportive services and hardship protections to assist families in achieving long-term economic independence.

MHA continues to maintain high occupancy levels within its Public Housing Program while actively working to minimize vacancies through efficient leasing practices and partnerships with community organizations that assist families with housing stability and supportive services.

MHA was also successful in securing a renewal of its Resident Opportunity and Self-Sufficiency (ROSS) Grant. Through the ROSS Program, the Resident Services Coordinator provides case management, referrals, and supportive services that assist residents in achieving housing stability, increasing employment opportunities, improving financial independence, and preventing lease violations that could result in eviction.

The Authority continues to maintain high occupancy within its Public Housing Program while minimizing vacancies through effective leasing practices and resident outreach. MHA remains committed to preserving housing stability by connecting residents with community resources that support long-term success.

Through these efforts, the Maryville Housing Authority continues to make measurable progress toward expanding affordable housing opportunities, increasing housing stability, promoting resident self-sufficiency, and fulfilling the mission established in its Five-Year Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 06/03/2026
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Resident Meetings – 2027 Annual Plan & MTW Supplement Resident meetings to discuss the proposed 2027 Annual Plan and MTW Supplement are scheduled as follows: Broadway Towers: September 8, 2026, at 2:00 p.m. Maryville Housing Authority Main Office: September 8, 2026, at 5:00 p.m. Public Hearing A public hearing to receive comments on the proposed 2027 Annual Plan and MTW Supplement will be held on September 23, 2026, at 5:00 p.m. The public hearing will take place at the MHA Main Office, located at 311 Atlantic Ave., Maryville, TN 37801.

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. Attached
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 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. Attached
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.



Maryville Housing Authority Proposed Policy and Lease Changes 2027 Annual Plan

The following proposed policy and lease changes are being presented as part of the Maryville Housing Authority's 2027 Annual Plan.

1. Moving to Work (MTW) Program-Public Housing Work Requirement

The Maryville Housing Authority implemented its Public Housing Work Requirement in 2026 as part of its Moving to Work (MTW) Program. To further encourage self-sufficiency, the Authority is proposing the following increase in minimum work requirements effective January 1, 2027.

Proposed Work Requirement Changes

Household Type	Current Requirement	Proposed Requirement
Workable individuals age 18 and older	15 hours per week	20 hours per week
Households with two or more work-able adults (18 years or older)	30 hours per week (combined)	38 hours per week (combined)

All supportive services available to residents will remain unchanged as outlined in the **2026 Annual Plan**. The existing hardship policy will also remain in effect without modification.

2. Housing Choice Voucher (HCV) Program-Payment Standard Update

The Housing Choice Voucher (HCV) Program payment standards will be established at **120% of the 2027 HUD Fair Market Rent (FMR)** for each bedroom size at initial lease-up, moves, and annual recertifications.

This policy will apply to all assisted families participating in the Housing Choice Voucher Program.

The Authority believes continuing this activity will provide voucher holders with greater housing choice and improve access to safe, decent, and affordable housing in an increasingly competitive rental market.

3. HOTMA Compliance Rental Agreement – Section 5

Redetermination of Rent, Dwelling Size, and Eligibility

To comply with the Housing Opportunity Through Modernization Act (HOTMA) and current HUD regulations, the Maryville Housing Authority is proposing revisions to the Interim Redetermination requirements contained in **Section 5(B)** of the Rental Agreement.

Current Lease Language to be Removed

The following provisions will be removed from the current lease:

- A household member who was unemployed at the time of reexamination becomes employed.
- Household income increases by more than \$400 per month.
- Decreases in annual income, or additional allowances or expenses that would reduce rent.
- Decrease in income of 10% or more for fixed-income families.

New Language

The above provisions will be replaced with the following:

- An interim reexamination will be conducted when a family's **adjusted income decreases by 10% or more.**
- An interim reexamination will also be conducted when a family's **adjusted income increases by 10% or more.**
- Increases in **earned income** will not be included when determining whether adjusted income has increased unless the family previously received an interim rent reduction during the current certification period.
- Loss of benefit income resulting from fraud or non-compliance will **not** result in a rent decrease until current income has been verified, the appropriate rent has been established, and any required prior rent adjustments have been completed.

All other interim reporting requirements, including changes in household composition, remain unchanged.

Effective 01/01/2026, through its MTW designation, MHA implemented a triannual recertification schedule for all households with an elderly/disabled status. Due to this extended three-year cycle, MHA will forgo the standard annual HOTMA phase-in allowances for medical deductions. Instead, the family's expense deduction will be calculated using the 10% threshold at the family's next reexamination.

MHA will transition households to the HOTMA \$525 standard deduction on their next regular recertification schedule. No interim recertifications will be processed solely for the purpose of applying this adjusted deduction. The revised deduction amount will be applied systematically as each household completes its regular recertification cycle following the effective date of this policy.

See Admission of Occupancy for Public Housing and Adim Plan for HCV additional requirements.

4. Proposed Rental Agreement Revisions Section 6 – Obligations of the Resident

Section 6(Z) – Pest Control

Current Lease Language

Z. To maintain the unit in such a manner as not to require recurring need for non-scheduled pest extermination.

Proposed Lease Language

Z. To maintain the dwelling unit in a clean and sanitary condition so as not to require recurring, non-scheduled pest extermination. Residents are responsible for promptly reporting any visible or suspected pest infestation within the unit. Failure to report a known infestation or failure to maintain the unit in a manner that contributes to recurring infestations may constitute a lease violation and may result in enforcement action, up to and including termination of the Rental Agreement.

Reason for Change:

The proposed revision clarifies the resident's responsibility to promptly report pest infestations and maintain the unit in a manner that prevents recurring pest problems.

Section 6(CC) – Window Treatments

Current Lease Language

CC. Within thirty (30) days of the lease date, install proper window treatments on all windows, such as blinds, curtains, or shades.

Proposed Lease Language

CC. Within thirty (30) days of the lease date, residents must install proper window treatments on all windows, such as blinds, curtains, drapes, or shades. Residents are responsible for maintaining window treatments in good condition throughout their tenancy. If window treatments become tattered, torn, broken, or otherwise damaged, they must be replaced promptly to maintain appropriate window coverings.

Proper window treatments include blinds, curtains, drapes, and shades. Blankets, bed sheets, cardboard, paper, plastic, or any other materials not designed for use as window coverings are prohibited.

Reason for Change:

The proposed revision expands the existing lease requirement by establishing maintenance standards for window treatments and defining acceptable and unacceptable window coverings. This change is intended to promote resident privacy, improve the community's appearance, and ensure that all units are maintained safely and properly.

5. Revised Housekeeping Policy

The Maryville Housing Authority is proposing revisions to its Housekeeping Policy to clarify resident responsibilities for maintaining safe, sanitary, and habitable living conditions.

The proposed revised Housekeeping Policy is attached to this Annual Plan for review.

Street Address
311 Atlantic Ave,
Maryville, TN 37801

Phone/Fax
865.983.4958
865.984.7513



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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dhathri Chunduru, the Director of Research and Planning
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2027-2031 and/or Annual PHA Plan for fiscal
year 2027 of the TN065 - Maryville Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

State of Tennessee

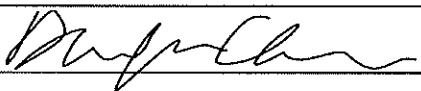
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

see attachment

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Dhathri Chunduru</u>	Title: <u>Director of Research and Planning</u>
Signature: 	Date: <u>7/23/2026</u>

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

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. 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: TN065 - Maryville Housing Authority form HUD-50077-SL (Form ID - 7550) printed
by Julie Sharpe in HUD Secure Systems/Public Housing Portal at 07/23/2026 10:49AM EST



To Whom It May Concern,

The Maryville Housing Authority (MHA) continues to implement innovative programs and initiatives that support affordable housing, self-sufficiency, and fair housing opportunities throughout our community.

MHA implemented Tennessee's first public housing work requirement to promote self-sufficiency among working families residing in public housing. Beginning in January 2027, the required work hours will increase to 38 hours per household, further encouraging employment and economic independence.

The Authority continues to utilize an alternative recertification schedule for households with fixed incomes, reducing administrative burdens for elderly and disabled residents while allowing staff to focus additional resources on families working toward self-sufficiency. MHA also offers an incentive program for Housing Choice Voucher (HCV) landlords to encourage participation and expand housing opportunities for voucher holders.

To strengthen employment and financial stability, MHA has established partnerships with numerous community organizations that provide education, workforce development, and supportive services. These partners include the Tennessee Career Center, Adult Education, Operation HOPE (financial education and credit counseling), the Family Resource Center, and other local service providers.

Effective January 1, 2027, MHA will increase its Housing Choice Voucher payment standards to 120 percent of the 2026 Fair Market Rents, expanding housing choice and improving access to quality housing throughout the community.

The Authority is also continuing its efforts to convert its public housing portfolio through the Rental Assistance Demonstration (RAD) program. MHA has retained a RAD consultant and anticipates submitting its Commitment to Enter into a Housing Assistance Payments Contract (CHAP) application by the end of 2026.

Through the Maryville Housing Development Corporation, the Authority's nonprofit affiliate, MHA is actively expanding the supply of affordable housing. Construction is underway on an 11-unit apartment community that will provide quality housing for low-income households, with completion anticipated in February 2027.

These activities support the goals of the Consolidated Plan by increasing access to affordable housing, expanding economic opportunities, and affirmatively furthering fair housing. MHA continues to partner with organizations that serve underserved and limited English proficient (LEP) populations to ensure equitable access to housing programs and services. The Authority

also maintains a long-standing partnership with Legal Aid of East Tennessee, which provides fair housing guidance and training to MHA staff and participating landlords to promote compliance with federal fair housing laws and expand housing opportunities throughout the community.

Best Regards,
Julie Sharpe
Julie Sharpe
Executive Director

Street Address
311 Atlantic Ave,
Maryville, TN 37801

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865.983.4958
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Civil Rights Certification (Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning 2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

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.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Maryville Housing Authority

TN065

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director:

Julie Sharpe

Name of Board Chairperson:

Thomas Taylor

Signature:

Date: 07/15/2026

Signature:

Date:

07/15/2026

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

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**Certifications 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 ☒ 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 2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Maryville Housing Authority

TN065

PHA Name

PHA Number/HA Code



Annual PHA Plan for Fiscal Year 2027

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:

Julie Sharpe

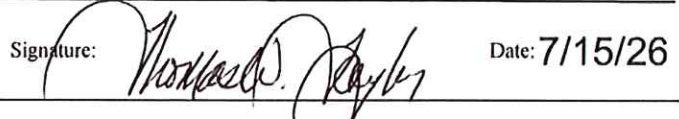
Name Board Chairman:

Thomas Taylor

Signature:

 Date: 7/15/26

Signature:

 Date: 7/15/26

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. 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.

MARYVILLE HOUSING AUTHORITY



HOUSEKEEPING POLICY

STANDARDS • INSPECTIONS • ENFORCEMENT

EFFECTIVE: JANUARY 1, 2027

**APPROVED BY THE
MARYVILLE HOUSING AUTHORITY
BOARD OF DIRECTORS**

REVISED AUGUST 12, 2026



MARYVILLE HOUSING AUTHORITY

HOUSEKEEPING STANDARDS, POLICY, AND ENFORCEMENT

To improve the livability and conditions of the apartments owned and managed by the Maryville Housing Authority, uniform standards for resident housekeeping have been developed for all resident families.

AUTHORITY RESPONSIBILITY: The housekeeping standards will be applied fairly and uniformly to all residents. The Authority will inspect each unit at least annually, and at such other times as referrals are received from maintenance staff, exterminators, neighbors, etc., to determine compliance with standards. The Authority will advise the Resident in writing if he/she fails to comply with the standards. The Resident will be advised of the specific correction(s) required to be in compliance, and a follow-up inspection(s) will be scheduled.

RESIDENT RESPONSIBILITY: The Resident is required to abide by the standards set forth below. Poor housekeeping practices shall not interfere with the completion of regular maintenance repairs, cause additional maintenance repairs, or cause a threat to the health and safety of the resident or staff.

HOUSEKEEPING STANDARDS:

INSIDE THE APARTMENT

GENERAL

1. Walls: Should be clean, free of dirt, grease, holes, cobwebs, and fingerprints.
2. Floors: Should be clean, clear, dry, and free of hazards.
3. Ceilings: Should be clean and free of cobwebs.
4. Windows: Should be clean and easily accessible. Window treatments should be intact.
5. Woodwork: Should be clean and free of dust, mildew, gouges, or scratches.
6. Doors: Should be clean, free of grease and fingerprints, and easily accessible.
7. Heating vents: Should be dusted and easily accessible.
8. Trash: Should be disposed of properly; in plastic trash bags, tied, and placed in dumpsters and not left inside the unit.
9. The entire unit should be free of rodents, roaches, bed bugs, or other infestations.
10. All smoke detectors should be operable; tampering with or disconnecting smoke alarms is prohibited by law.

KITCHEN

1. Stove: Should be clean and free of food and grease.
2. Refrigerator: Should be clean and free of spills. Doors should close properly.
3. Cabinets: Should be clean and neat. Cabinet surfaces and countertops should be free of grease, debris, food, open food containers, etc. Cabinets should not be overloaded. Storage under the sink should be limited to small, lightweight items to allow access for repairs. Do not store heavy pots and pans under the sink.
4. Exhaust Fan: Should be free of dirt, grease, and dust.
5. Sink: Should be clean and free of dirty dishes, grease, food, garbage, etc.
6. Food Storage Areas: Should be neat and clean; no spilled foods.
7. Trash/Garbage: Should be stored in a covered container until removed to a proper disposal area.

BATHROOM

1. Toilet and Tank: Should be clean and free of odor.
2. Tub and Shower: Should be clean and free of excessive mildew and mold. Shower curtains should be in place and of adequate length to protect walls and floors from water.
3. Sink: Should be clean and free of items that may cause clogging.
4. Exhaust Fan: Should be free of dust.
5. Floor: Should be clean and dry.

STORAGE AREAS

1. Linen Closet: Should be neat, clean, and accessible.
2. Other Closets: Should be neat, clean, and accessible.
3. Other Storage Areas: Should be neat, clean, accessible, and free of hazards.

HOUSEKEEPING STANDARDS OUTSIDE THE APARTMENT

1. Yards: Should be free of debris, trash, and any vehicles that are not properly working or properly tagged. Exterior walls/brick should be free of graffiti.
2. Porches: Front and rear porches should be clean and free of hazards. No items are allowed on porches except for furniture designed for outdoor use. Bikes and/or toys should be neatly stored. Steps should be clear and free of hazards.
3. Sidewalks: Should be clear and free of hazards.
4. Storm Doors: Should be accessible and clean, with glass or screen intact.
5. Hallways: Should be clean and free of hazards.
6. Stairwells: Should be clean and uncluttered.
7. Food Disposal: Food should be disposed of in an acceptable manner, not dumped out the door or on the lawn.

ENFORCEMENT

If the Resident is out of compliance with the housekeeping standards, the following action(s) will be taken by the Authority:

- A) **First Violation/Written Warning:** A written warning will be issued with one or more follow-up inspections scheduled.
- B) **Second Violation/Formal Lease Violation:** A written lease violation notice will be issued citing material noncompliance, with one or more follow-up inspections scheduled.
- C) **Third Violation/Lease Termination:** Termination of Lease- A 30-day termination notice will be issued upon the third occurrence of the violation of the Authority's housekeeping policy.

GRIEVANCE

If a termination notice is issued, residents have the right to appeal the Authority's decision. A written request for a hearing must be submitted within **10 days** from the date of the termination notice.

All grievances related to the Authority's rental agreement will be handled in accordance with the Authority's Grievance Procedures. These policies were provided at move-in and are available at the **Maryville Housing Authority's Main Office located at 311 Atlantic Avenue, Maryville, TN 37801.**

Signature

Date

Signature

Date



MARYVILLE HOUSING AUTHORITY

DECONCENTRATION OF POVERTY AND INCOME MIXING POLICY

Revised 2027 Board Approved August 12, 2026

Purpose

The Maryville Housing Authority (MHA) is committed to promoting fair and equitable housing opportunities while complying with the Quality Housing and Work Responsibility Act (QHWRA), applicable HUD regulations, and all federal fair housing and civil rights requirements.

The purpose of this policy is to promote a broad range of income levels within public housing developments, when feasible, and to ensure that admissions and occupancy practices are administered in a fair, consistent, and nondiscriminatory manner.

This policy shall be implemented in conjunction with the Maryville Housing Authority Admissions and Continued Occupancy Policy (ACOP), which establishes the Authority's policies governing eligibility, admissions, tenant selection, occupancy, and continued assistance.

Policy

MHA administers its Public Housing Program through a centralized waiting list in accordance with the ACOP. Housing is offered based on eligibility, applicable preferences, unit availability, and tenant selection procedures established within the ACOP.

Applicants are offered housing without regard to race, color, religion, sex, national origin, familial status, disability, age, or any other protected characteristic under applicable federal, state, and local law.

Residents retain the right to accept or decline housing offers in accordance with the ACOP and other applicable Authority policies.

Deconcentration of Poverty

MHA will periodically review occupancy patterns to determine whether any public housing development has become disproportionately occupied by households of similar income levels or other characteristics that may be inconsistent with the objectives of deconcentration and income mixing.

If MHA determines that a significant concentration exists, the Authority may consider appropriate actions consistent with the ACOP, HUD regulations, and applicable fair housing laws, including:

- Enhanced affirmative marketing and outreach efforts;
- Adjustments to tenant selection practices as permitted under the ACOP and HUD regulations;



- Targeted outreach to eligible applicants; and
- Other lawful occupancy strategies designed to promote income diversity and housing choice.

Any actions taken will comply with HUD regulations, fair housing requirements, and the Authority's Moving to Work (MTW) authority, where applicable.

Monitoring

The Executive Director or designee will periodically review occupancy patterns and tenant selection practices to ensure continued compliance with this policy, the ACOP, HUD regulations, and all applicable fair housing and civil rights requirements.

Because Maryville Housing Authority maintains consistently high occupancy levels and uses a centralized waiting list, significant concentrations of poverty or low income are not anticipated. However, should future occupancy trends indicate the need for additional deconcentration measures, MHA will evaluate and implement appropriate strategies in accordance with the ACOP and applicable HUD requirements.

Fair Housing Commitment

Maryville Housing Authority is committed to providing equal housing opportunities and administering all housing programs in a manner that affirmatively furthers fair housing.

The Authority does not discriminate on the basis of race, color, religion, sex, national origin, disability, familial status, age, or any other protected characteristic protected by federal, state, or local law.

Relationship to MTW Authority

Nothing in this policy shall limit the Authority's ability to implement approved Moving to Work (MTW) activities or waivers. Any MTW activity affecting admissions, occupancy, or tenant selection shall be administered in a manner consistent with the Authority's MTW Plan, Admissions and Continued Occupancy Policy (ACOP), HUD requirements, and all applicable fair housing and civil rights laws.