

must state with specificity the reasons for the disapproval. HUD may not state as a reason for disapproval the lack of time to review the plan.

(3) If HUD fails to issue the notice of disapproval on or before the 75th day after the date on which the PHA submits its plan or significant amendment or modification to the plan, HUD shall be considered to have determined that all elements or components of the plan required to be submitted and that were submitted, and to be reviewed by HUD were in compliance with applicable requirements and the plan has been approved.

(4) The provisions of paragraph (b)(3) of this section do not apply to troubled PHAs. The plan of a troubled PHA must be approved or disapproved by HUD through written notice.

(d) *Designation of due date as submission date for first plan submissions.* For purposes of the 75-day period described in paragraph (b) of this section, the first 5-year and Annual Plans submitted by a PHA will be considered to have been submitted no earlier than the due date as provided in § 903.5.

(e) *Public availability of the approved plan.* Once a PHA's plan has been approved, a PHA must make the approved plan and the required attachments and documents related to the plan, available for review and inspection, at the principal office of the PHA during normal business hours.

(f) *Recordkeeping.* PHAs must maintain records reflecting actions to affirmatively further fair housing pursuant to §§ 5.151, 5.152, and 903.7(o) of this title.

[65 FR 81222, Dec. 22, 2000, as amended at 68 FR 37671, June 24, 2003; 80 FR 42371, July 16, 2015; 85 FR 47911, Aug. 7, 2020; 86 FR 30793, June 10, 2021]

#### **§ 903.25 How does HUD ensure PHA compliance with its plan?**

A PHA must comply with the rules, standards and policies established in the plans. To ensure that a PHA is in compliance with all policies, rules, and standards adopted in the plan approved by HUD, HUD shall, as it deems appropriate, respond to any complaint concerning PHA noncompliance with its plan. If HUD should determine that a PHA is not in compliance with its plan,

HUD will take whatever action it deems necessary and appropriate.

### **PART 904—LOW RENT HOUSING HOMEOWNERSHIP OPPORTUNITIES**

#### **Subpart A—Introduction to Low-Rent Housing Homeownership Opportunity Program [Reserved]**

#### **Subpart B—Turnkey III Program Description**

Sec.

- 904.101 Introduction.
- 904.102 Definitions.
- 904.103 Development.
- 904.104 Eligibility and selection of homebuyers.
- 904.105 Counseling of homebuyers.
- 904.106 Homebuyers Association (HBA).
- 904.107 Responsibilities of homebuyer.
- 904.108 Break-even amount.
- 904.109 Monthly operating expense.
- 904.110 Earned Home Payments Account. (EHPA)
- 904.111 Nonroutine Maintenance Reserve (NRMR).
- 904.112 Operating reserve.
- 904.113 Achievement of ownership by initial homebuyer.
- 904.114 Payment upon resale at profit.
- 904.115 Achievement of ownership by subsequent homebuyers.
- 904.116 Transfer of title to homebuyer.
- 904.117 Responsibilities of homebuyer after acquisition of ownership.
- 904.118 Homeowners association-planned unit development (PUD).
- 904.119 Homeowners association-condominium.
- 904.120 Relationship of homeowners association to HBA.
- 904.121 Use of appendices.
- 904.122 Statutory preferences.

#### **APPENDIX I TO SUBPART B OF PART 904—ANNUAL CONTRIBUTIONS CONTRACT**

#### **APPENDIX II TO SUBPART B OF PART 904—HOMEBUYERS OWNERSHIP OPPORTUNITY AGREEMENT (TURNKEY III)**

#### **APPENDIX III TO SUBPART B OF PART 904—CERTIFICATION OF HOMEBUYER STATUS**

#### **APPENDIX IV TO SUBPART B OF PART 904—PROMISSORY NOTE FOR PAYMENT UPON RESALE BY HOMEBUYER AT PROFIT**

#### **Subpart C—Homeownership Counseling and Training**

- 904.201 Purpose.
- 904.202 Objectives.
- 904.203 Planning.
- 904.204 General requirements and information.
- 904.205 Training methodology.
- 904.206 Funding.