

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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

Applicability. 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.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
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B.1

Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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☒ ☐ 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) Deconcentration Policy

DECONCENTRATION POLICY

If at any time, one of HHA's properties has an average tenant income greater than 15 percent higher than the Authority-wide average income, extremely low and very low income applicants will be targeted for admission until it is within 15 percent of the Authority-wide average income. This requirement neither requires nor permits the transfer of families to achieve deconcentration goals.

Name	Address	Unit Type	Units
Allen Parkway Villiage	1600 Allen Parkway 77019	Public Housing	278
Bellerive	7225 Bellerive 77036	Public Housing (Elderly)	210
Clayton Homes	1919 Runnels 77003	Public Housing	296
Cuney Homes	3260 Truxillo 77004	Public Housing	553
Ewing	1815 Ewing 77004	Public Housing	40
Forest Green	8945 Forest Hollow 77078	Public Housing	100
Fulton Village	3300 Elser Street 77009	Public Housing	108
Heatherbrook	2000 Tidwell 77093	Public Housing	53
Historic Rental	1506 Andrews 77019	Public Housing	40
Irvington Village	2901 Fulton 77009	Public Housing	318
Kelley Village	3118 Green 77020	Public Housing	333
Kennedy Place	3100 Gillespie 77020	Public Housing	108
Lincoln Park	790 West Little York 77091	Public Housing	200
Lyerly	75 Lyerly 77022	Public Housing (Elderly)	200
Oxford Place	605 Berry Road 77022	Public Housing	230
Victory Apartments	1520 Bailey 77019	Public Housing	100
Wilmington	4000 Wilmiongton 77051	Public Housing	107

In determining covered developments, the following developments were excluded pursuant to 902.3(b)(2)(ii):
Lyerly (elderly only)
Bellerive (elderly only)
Historic Oaks of APV (Elderly)
Income mixing steps for implementation 903.2(c)

Step 1: Average Income Portfolio
Mean Total income of PH families in Covered Developments \$12,638
Established Income Range lower limit: \$9,913
Established Income Range Upper Limit: \$13,003
Median Total income of PH families in Covered Developments \$9,041
Adjusted Mean total Income (\$11,662 / 1.05) = \$11,107
Established Income Range (adjusted) lower limit: \$9,441
Established Income Range (adjusted) Upper Limit: \$12,773
Established Income Range (adjusted) Upper Limit base on ELI: \$24,600

Step 2: Average Income by Development

Bedroom size adjustments calculation per PIH Notice 2001-4

Unit Mix	1	85%	2	100%	3	125%	4	140%	5	161%	Total Units	Sum Adj factor	Adj Factor
Allen Parkway Villiage	27	22.95	128	128	98	122.5	13	18.2	7	11.27	273	302.92	1.11
Clayton Homes	37	31.45	97	97	79	98.75	78	109.2		0	291	336.4	1.16
Cuney Homes	224	190.4	218	218	80	100	18	25.2		0	540	533.6	0.99
Forest Green		0	10	10	69	86.25	19	26.6		0	98	122.85	1.25
Fulton Village	24	20.4	52	52	20	25	12	16.8		0	108	114.2	1.06
Heatherbrook		0	23	23	23	28.75	7	9.8		0	53	61.55	1.16
Irvington Village	105	89.25	126	126	45	56.25	37	51.8		0	313	323.3	1.03
Kelley Village	71	60.35	103	103	71	88.75	20	28		0	265	280.1	1.06
Kennedy Place	19	16.15	58	58	27	33.75	4	5.6		0	108	113.5	1.05
Lincoln Park	43	36.55	88	88	66	82.5		0		0	197	207.05	1.05
Oxford Place	46	39.1	105	105	74	92.5		0		0	225	236.6	1.05
Victory Apartments	18	15.3	51	51	30	37.5		0		0	99	103.8	1.05
Portfolio	847	719.95	1124	1124	682	852.5	208	291.2	7	11.27	2868	2998.92	1.05

Step 3 above or below EIR

Name	Mean Total		Adjusted Mean
Allen Parkway Village	\$22,832	1.11	\$20,569
Clayton Homes	\$10,834	1.16	\$9,340
Cuney Homes	\$8,091	0.99	\$8,173
Forest Green	\$11,815	1.25	\$9,452
Fulton Village	\$15,092	1.06	\$14,238
Heatherbrook	\$11,108	1.16	\$9,576
Irvington Village	\$9,843	1.03	\$9,556
Kelly Village	\$9,959	1.06	\$9,395
Kennedy Place	\$15,334	1.05	\$14,604
Lincoln Park	\$11,393	1.05	\$10,850
Oxford Place	\$10,265	1.05	\$9,776
Victory Apartments	\$16,170	1.05	\$15,400
Portfolio	\$11,662	1.05	\$11,107

Below EIR

Above calculated EIR and ELI Limit

Step 4 Justification

- Cuney: Cuney is one of the oldest properties and least desirable, capital investments are planned.
- Clayton: Clayton is one of the oldest properties and least desirable, it is being demolished due to eminent domain by the Texas Department of Transportation, no capital investments are being planned at this time.
- Kelly: Kelly is one of the oldest properties and least desirable, part of Kelly is being demolished due to eminent domain by the Texas Department of Transportation, capital investments are planned for those remaining buildings not effected.

Step 5 Actions taken in the Plan

- HHA has initiated capital investments plans at Kelly for 63 new construction units, Cuney for Choice Neighborhood Revitalization, Irvington is planned for revitalization beginning in FY 2015.
- HHA is in the process of installing energy improvements at many PHA properties. Cuney, Kelly, Clayton, Oxford, and Irvington all have sub-metered utilities and are our oldest housing stock which should benefit greatly from energy improvements.
- Capital investments to be made at Cuney include:
 - Landscaping of each building
 - Roof repair

- Sidewalk and street repair
- Porch and steps repair
- Upgrade on-site computers and monitors
- Screen door replacement
- Repair of damaged windows and facias
- Window screen replacement
- Repairs to damaged entry/exit door frames
- Capital investments to Completed at Cuney include:
 - Upgrade site lighting
 - Replace water heaters
 - Install new appliances (refrigerators, ranges, and vent hoods)
- Capital investments to be made at Clayton include:
 - Replace water heaters
 - Install new appliances (refrigerators, ranges, and vent hoods)
 - Tree trimming
 - Landscaping of each building
- Capital investments to be made at Kelly include:
 - Exterior painting- replace rotten trim board and vinyl siding
 - Replace heating furnaces
 - Resilient floor replacement
 - Power wash and re-grout all brick mortar on all buildings
 - Washateria facility general repair
 - Walkway and driveway work
 - Underground waterline repairs
 - Driveway asphalt paving, street and curb repairs (concrete)
 - Remove clothesline poles
 - Landscape each building and sod
 - Power wash and re-grout all brick mortar on all buildings
 - Window screen replacement
 - Repair damaged windows and facias
 - Foundation repair
 - Underground waterline repairs
 - Landscape enhancement (additional shrubs, edging replacement)
 - Grading and erosion control
- Capital investments completed at Kelly include:
 - Replace water heaters
 - Install new appliances (ranges and vent hoods)
 - Tree trimming
 - Upgrade site lighting
 - Upgrade dumpster enclosures

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

STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS

Housing Needs of Families in the Jurisdiction Served by HHA

Income Level	Number of Households
Household Income <= 30% of AMI	127,125
Household Income >30 to <=50% AMI	112,055
Household Income >50% but <80% of AMI	138,745

Source: U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset and 2015 City of Houston Consolidated Plan

	Houston	Harris County
Population	2,240,582	4,434,257
Households	814,599	1,536,259
Median HH Income	\$47,010	\$55,584
Mean HH Income	\$75,763	\$83,156
Poverty Rate- Family	18.8%	14.4%
Poverty Rate- Individual	21.9%	17.4%
Vacancy Overall	11.3%	9.0%
Vacancy Homeowner	1.7%	1.5%
Vacancy Renter	8.5%	8.0%
Median Home Value	\$140,300	\$145,600

Median Rent	\$898	\$937
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Race alone or in combination with one or more races		
White	59.9%	65.1%
Black/African American	23.6%	19.8%
American Ind/Alaska Native	0.8%	1.0%
Asian	7.4%	7.4%
Native Hawaiian/Pac Islander	0.1%	0.2%
Other	10.3%	9.0%
Hispanic	44.3%	41.8%
Not Hispanic or Latino	55.7%	58.2%

Non-Hispanic White	25.1%	31.2%
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Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type:			
<input checked="" type="checkbox"/> Public Housing -- (Central Wait List)			
	# of families	% of total families	Annual Turnover
Waiting list total	47,338		
Extremely low income <=30% AMI	42,415	89.60%	
Very low income (>30% but <=50% AMI)	4,243	8.96%	
Low income (>50% but <80% AMI)	680	1.44%	
Families with children	24,392	51.53%	
Elderly families	2,579	5.45%	
Families with Disabilities	7,613	16.08%	
Race/ethnicity White	7,506	15.86%	
Race/ethnicity Black	38,140	80.57%	
Race/ethnicity Asian	1,161	2.45%	
Race/ethnicity Hispanic	6,314	13.34%	
Race/ethnicity American Indian	531	1.12%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	22,420	47.36%	
2 BR	17,685	37.36%	
3 BR	6,179	13.05%	
4 BR	1,054	2.23%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Historic Oaks of Allen Parkway Village

	# of families	% of total families	Annual Turnover
Waiting list total	9,407		
Extremely low income <=30% AMI	8,552	90.91%	
Very low income (>30% but <=50% AMI)	688	7.31%	
Low income (>50% but <80% AMI)	167	1.78%	
Families with children	4,820	51.24%	
Elderly families	433	4.60 %	
Families with Disabilities	1,764	18.75%	
Race/ethnicity White	1,428	15.18%	
Race/ethnicity Black	7,613	80.93%	
Race/ethnicity Asian	264	2.81%	
Race/ethnicity Hispanic	1,134	12.05%	
Race/ethnicity American Indian	102	1.08%	

Characteristics by Bedroom Size (Public Housing Only)

0BR			
1BR	4,283	45.53%	
2 BR	3,443	36.60%	
3 BR	1,375	14.62%	
4 BR	278	2.96%	
5 BR	28	0.30%	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/subjurisdiction: **Historic Rental Initiatives**

	# of families	% of total families	Annual Turnover
Waiting list total	5,658		
Extremely low income <=30% AMI	5,049	89.24%	
Very low income (>30% but <=50% AMI)	501	8.85%	
Low income (>50% but <80% AMI)	108	1.91%	
Families with children	2,688	47.51%	
Elderly families	184	3.25%	
Families with Disabilities	1,180	20.86%	
Race/ethnicity White	952	16.83%	
Race/ethnicity Black	4,503	79.59%	
Race/ethnicity Asian	133	2.35%	
Race/ethnicity Hispanic	722	12.76%	
Race/ethnicity American Indian	70	1.24%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	264	60.14%	
2 BR	173	39.41%	
3 BR	2	.46%	

1

4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Fulton Village Apartments**

	# of families	% of total families	Annual Turnover
Waiting list total	7,813		
Extremely low income <=30% AMI	7,092	90.77%	
Very low income (>30% but <=50% AMI)	572	7.32%	
Low income (>50% but <80% AMI)	149	1.91%	
Families with children	4,318	55.27%	
Elderly families	202	2.59%	
Families with Disabilities	1,419	18.16%	
Race/ethnicity White	1,276	16.33%	
Race/ethnicity Black	6,282	80.40%	
Race/ethnicity Asian	156	2.00%	
Race/ethnicity Hispanic	1,077	13.78%	
Race/ethnicity American Indian	99	1.27%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	3,186	40.78%	
2 BR	3,162	40.47%	
3 BR	1,260	16.13%	

4 BR	205	2.62%	
5 BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Long Drive Apartments**

	# of families	% of total families	Annual Turnover
Waiting list total	15,056		
Extremely low income <=30% AMI	12,955	86.05%	
Very low income (>30% but <=50% AMI)	1,752	11.64%	
Low income (>50% but <80% AMI)	349	2.32%	
Families with children	8,313	55.21%	
Elderly families	870	5.78%	
Families with Disabilities	1,812	12.04%	

Race/ethnicity White	2,168	14.40%	
Race/ethnicity Black	12,426	82.53%	
Race/ethnicity Asian	319	2.12%	
Race/ethnicity Hispanic	1,812	12.04%	
Race/ethnicity American Indian	143	.95%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	6,956	46.20%	
2 BR	5,146	34.18%	
3 BR	2,350	15.61%	

4 BR	604	4.01%	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Telephone Road**

	# of families	% of total families	Annual Turnover
Waiting list total	901		
Extremely low income <=30% AMI	777	86.24%	
Very low income (>30% but <=50% AMI)	103	11.43%	
Low income (>50% but <80% AMI)	21	2.33%	
Families with children	0	0	
Elderly families	745	82.69%	
Families with Disabilities	156	17.31%	
Race/ethnicity White	215	23.86%	
Race/ethnicity Black	573	63.60%	
Race/ethnicity Asian	109	12.10%	
Race/ethnicity Hispanic	152	16.87%	
Race/ethnicity American Indian	4	.44%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR	896	99.45%	
2 BR	5	.55%	
3 BR	0	0	

4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/subjurisdiction: **Victory Place Apartments**

	# of families	% of total families	Annual Turnover
Waiting list total	7,476		
Extremely low income <=30% AMI	6,781	90.70%	
Very low income (>30% but <=50% AMI)	590	7.89%	
Low income (>50% but <80% AMI)	105	1.40%	
Families with children	4,063	54.35%	
Elderly families	195	2.61%	
Families with Disabilities	1,380	18.46%	
Race/ethnicity White	1,142	15.28%	
Race/ethnicity Black	6,105	81.66%	
Race/ethnicity Asian	138	1.85%	
Race/ethnicity Hispanic	916	12.25%	
Race/ethnicity American Indian	91	1.22%	

Characteristics by Bedroom Size (Public Housing Only)

0BR			
1BR	3,106	41.55%	
2 BR	3,095	41.40%	
3 BR	1,254	16.77%	
4 BR	21	.28%	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/subjurisdiction: **Lincoln Park**

	# of families	% of total families	Annual Turnover
Waiting list total	8,031		
Extremely low income <=30% AMI	7,279	90.64%	
Very low income (>30% but <=50% AMI)	629	7.83%	
Low income (>50% but <80% AMI)	123	1.53%	
Families with children	4,353	54.20%	
Elderly families	209	2.60%	
Families with Disabilities	1,391	17.32%	
Race/ethnicity White	1,103	13.73%	
Race/ethnicity Black	6,687	83.26%	
Race/ethnicity Asian	148	1.84%	
Race/ethnicity Hispanic	914	11.38%	
Race/ethnicity American Indian	93	1.16%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	3,531	43.97%	
2 BR	3,079	38.34%	
3 BR	1,392	17.33%	
4 BR	29	0.36%	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Heatherbrook**

	# of families	% of total families	Annual Turnover
Waiting list total	6,976		
Extremely low income <=30% AMI	6,336	90.83%	
Very low income (>30% but <=50% AMI)	519	7.44%	
Low income (>50% but <80% AMI)	121	1.73%	
Families with children	4,429	63.49%	
Elderly families	137	1.96%	
Families with Disabilities	1,142	16.37%	
Race/ethnicity White	999	14.32%	
Race/ethnicity Black	5,768	82.68%	
Race/ethnicity Asian	125	1.79%	
Race/ethnicity Hispanic	914	13.10%	
Race/ethnicity American Indian	84	1.20%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,093	30.00%	
2 BR	3,263	46.77%	
3 BR	1,379	19.77%	
4 BR	241	3.45%	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction: **Oxford Place**

	# of families	% of total families	Annual Turnover
Waiting list total	7,731		
Extremely low income <=30% AMI	7,034	90.98%	
Very low income (>30% but <=50% AMI)	604	7.81%	
Low income (>50% but <80% AMI)	93	1.20%	
Families with children	4,230	54.71%	
Elderly families	191	2.47%	
Families with Disabilities	1,427	18.46%	
Race/ethnicity White	1,128	14.59%	
Race/ethnicity Black	6,373	82.43%	
Race/ethnicity	138	1.79%	

Asian			
Race/ethnicity Hispanic	891	11.53%	
Race/ethnicity American Indian	92	1.19%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3,214	41.57%	
2 BR	3,156	40.82%	
3 BR	1,399	17.32%	
4 BR	22	.28%	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List

Waiting list type:

☒ Section 8 tenant-based assistance

	# of families	% of total families	Annual Turnover
Waiting list total	27,951		
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	2,572	8.6%	
Families with Disabilities	2,362	7.9%	
Race/ethnicity White	3,963	13.2%	
Race/ethnicity Black	25,200	84.0%	
Race/ethnicity Asian	426	1.4%	
Race/ethnicity Hispanic	3,139	10.5%	
Race/ethnicity American Indian	276	0.9%	

Is the waiting list closed? ☐ No ☒ Yes

FINANCIAL RESOURCES

The table below lists the Houston Housing Authority's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing and Section 8 in Fiscal Year beginning 1/01/2018. The 2016 and 2017 Capital Fund and the 2012 thru 2016 Replacement Housing factor amounts are the unobligated amounts as of 6/15/2018. The 2018 Capital Fund program grants are available for the 2018 fiscal year.

2018 final funding has not been determined. Values based on 2018 projected actual and are a reasonable estimate for 2019.

Funding Source	Amount	Planned Use
<u>Federal Grants:</u>		
Public Housing Operating Fund (93.46% eligibility)	\$ 15,592,124	Operations
Public Housing Capital Fund Program- 2018(estimate)	\$ 7,258,575	Operations / Capital Improvements
Section 8 Housing Choice Voucher Programs Tenant Based Assistance HAP (99% eligibility)	\$ 147,581,885	Housing Assistance Payments
Section 8 Housing Choice Voucher Programs Tenant Based Assistance Admin Fee (76% eligibility)	\$ 10,714,493	Administration
Section 8 New Construction	\$ 12,009,670	Housing Assistance Subsidy
Section 8 Moderate Rehabilitation & SRO - HAP	\$ 2,288,722	Housing Assistance Payments

Section 8 Moderate Rehabilitation & SRO – Admin	\$ 353,308	Administration
ROSS Grants	\$ 325,000	HCV / Public Housing FSS Coordinator
Multifamily Service Coordinator Grant	\$ 141,749	Resident Service Coordinator
HCV FSS Program	\$ 327,282	HCV FSS Coordinator/Administration Fees
Jobs Plus Program	\$ 1,000,000	Job Training
Rapid Rehousing	\$ 3,237,127	Housing Assistance Payments/ Administration
<u>Prior Year Federal Grants (Unobligated funds only)</u>		
Capital Funds 2017	\$ 3,700,885	Capital Improvement
Capital Fund-Replacement Housing Funds 2012,2013,2014,2015,2016,2017	\$ 4,341,523	Replacement Housing
<u>Other Sources:</u>		
Public Housing Dwelling Rental Income	\$ 8,819,968	Operations
Public Housing Other Tenant Charges & Misc Income	\$ 332,704	Operations
Section 8 New Construction Dwelling Rental Income	\$ 812,472	Operations
Total	\$ 208,837,487	

RENT DETERMINATION

A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Public Housing Rents are outlined in detail in the ACOP (pages 18-23). But in general rents are either income based or flat rent. There are also policies regarding minimum rents and hardship exemptions, pro-rated rents for mixed-families.

Housing Choice Voucher participants' computation of Total Tenant Payment and Determination of Rent is outlined in detail on pages 60-66 of the Administrative Plan.

SAFETY AND CRIME PREVENTION

For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

(i) The HHA collects data of incident and arrest reports that will inform the need for measures to ensure safety of public housing residents.

(ii) In addition to services provided by Houston Police Department, the HHA has a contract with Harris County Sheriff Precinct 6 for 19 deputies, 3 sergeants and 1 lieutenant who patrol the public housing sites. The HHA also employs a full-time fraud investigator who liaisons with the Houston Police Department and runs a Fraud Hotline that collects information on suspicious activity at any properties where HHA residents live. Also the HHA along with local law enforcement has regular community/safety meetings where information is shared and safety tips and literature is handed out to the residents.

(iii) The HHA remains in contact with municipal, county, and federal law enforcement. These contacts are with regards to crimes, wanted persons and arrests made at all HHA sites. The HHA also use information from these agencies for crime prevention measures and activities. HHA also has a law enforcement officer who acts as the community service liaison officer providing crime prevention education and information to residents.

Family Communities Crime & Safety Prevention – ARMED Security

The Houston Housing Authority ("Housing Authority") is currently governed by the Housing Authorities Law, codified in Section 392 of the Texas Local Government Code. It is a unit of government and its functions are essential governmental functions. It operates and manages its housing developments to provide decent, safe, sanitary and affordable housing to low income families, the elderly, and the disabled, and implements various programs designed and funded by HUD. The Housing Authority is a Public Housing Agency.

The Housing Authority maintains contractual arrangements with HUD to manage and operate its low rent public housing program and administers the Section 8 Housing Choice Voucher Programs. The Housing Authority programs are federally funded along with development grants and rental income.

	<p>The Houston Housing Authority has an inter-governmental agreement with Harris County Sheriff Precinct 6, a local law enforcement entity to provide security for its affordable family housing communities. The Harris County deputies or fully license peace officers of the State of Texas with all police powers to include arrest, search and seizer.</p> <p>Deputies (officers) are certified to arrest and incarcerate criminals and licenses to hold offenders wanted by other law enforcement agencies. The inter-governmental agreement with Harris County Precinct 6 stipulates each assigned community will be covered with random patrol from the hours of 2:00 p.m. to 6:00 a.m., seven (7) days a week unless it's cost prohibitive to the Housing Authority in which case the hours will be negotiated. Precinct 6 has agreed to shift hours of coverage based upon need and criminal activity within five (5) days' receipt of written request from the Housing Authority designated representative. Precinct 6 has a designated official who will act as coordinator of the commissioned peace officers working for the Housing Authority. The term of the agreement shall remain in effect for one year and the Housing Authority will evaluate the overall impact of having Harris County Precinct 6 deputies for continued business/service.</p> <p>The security guards shall perform, but not be limited to the following:</p> <ul style="list-style-type: none"> • Patrol interior and exterior of buildings, grounds, and Housing Authority vehicles at random intervals. • Report any maintenance problems to the property manager. • Complete Daily Security Report forms and ensure all activity occurring during shift is recorded to include, but not be limited to, any unusual and suspicious activity. • Randomly check all boxes and containers taken out of the building to ensure Housing Authority property is not removed by unauthorized personnel. • Report any hazardous safety condition. • Check and record ID of individuals visiting who are not accompanied by a resident. <p>Security services shall be provided Sunday through Saturday, seven (7) days a week for a total of twelve (12) hours per day, per location between the hours of 6:00 p.m. to 6:00 a.m. as requested by the Housing Authority.</p> <p>All security guards utilized shall meet the following requirements:</p> <ul style="list-style-type: none"> • Be knowledgeable of the specification requirements and Housing Authority instructions to ensure strict compliance with the requirements is maintained. • Be able to walk unassisted a minimum of 300 yards, climb stairs, and be able to lift and carry 20 pounds. • Be qualified and licensed to carry any type of non-lethal weapons, such as baton, chemical spray, etc. • Carry of non-lethal weapons shall be only as authorized by the Housing Authority. <p>Upon approval to carry non-lethal weapons, the vendor shall furnish proof to Housing Authority verifying security guards are qualified and have been trained.</p> <p>Elderly & Disabled Communities: UARMED Security</p> <p>The Houston Housing Authority procured services of Blackhawk Security Inc., a licensed and qualified security guard company that provides on-site security services for Lyerly Elderly Housing Development located at 75 Lyerly, Houston, TX 77022, Telephone Road Elderly Housing Development located at 6000 Telephone Road, Houston, TX 77087, and Bellerive Elderly Housing Development located at 7225 Bellerive, Houston, TX 77036.</p> <p>Domestic Violence</p> <p>The Houston Housing Authority is committed to preserving the peaceful enjoyment of all communities. HHA is cognizant of actions that may pose a threat related to domestic violence, dating violence or stalking. In compliance with the Violence Against Women Act and Justice Department Reauthorization Action of 2013 (VAWA) HHA will not terminate the lease or evict victims of criminal activity related to their victimization.</p>
<p>B.2</p>	<p>New Activities.</p> <p>(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 checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance 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>

MIXED FINANCE/MODERNIZATION OR DEVELOPMENT

The Houston Housing Authority is under construction on the following development

1. New Construction of approximately 154 units located on a site at 306 Crosstimbers in Independence Heights. A portion of units will receive the benefit of ACC Subsidy.

The Houston Housing Authority will apply for Mixed Finance Development for the following properties:

2. New Construction of approximately 150 units located on a site at the former METRO Park and Ride lot in Acres Homes at North Shepard and Veterans Memorial. A portion of units will may receive the benefit of ACC Subsidy.
3. New Construction of approximately 233 units located on a site at 2640 Fountain View. A portion of units will receive the benefit of ACC Subsidy.
4. New Construction of approximately 31 units located on a site in the Fifth Ward near the intersection of Lyons and Worms. The units will receive the benefit of ACC Subsidy.

The Houston Housing Authority will apply for Mixed Finance Development and enter into a contract to provide ACC subsidy through acquisition for the following properties:

1. Mansions at Turkey Creek (25 units)

The Houston Housing Authority will apply for a Choice Neighborhoods Planning Grant for Cuney Homes, TX005000005 AMP 5 or Kelly Village TX005000014.

HHA has entered into contract with Texas General Land Office (GLO) to develop tax credit and mixed finance units using CDBG disaster recovery funds. During the FY 2018 plan year, HHA anticipates more disaster recovery money and intends to pursue a number of new mixed finance development using CDBG disaster recovery funds in the plan year and beyond. Sites at the intersection of Crosstimbers and N. Main, a site on North Shepard at the intersection of Veterans Memorial near the METRO park and Ride, replacement units on Lyons avenue (Kelly II), and 2640 Fountainview are in planning stages for development with some Public Housing units. HHA will also consider options for redeveloping Irvinton.

As part of its mission to expand affordable housing, HHA is reviewing several opportunities to purchase land in opportunity areas including Census Tract 4312.02 and to acquire units at existing tax credit developments whereby 10-20% of units therein would be converted to ACC.

The Houston Housing Authority may commit public housing operating reserves, including but not limited to the proceeds from the disposition of public housing properties, with HUD's approval under the Operating Fund Financing Program for eligible mixed finance development transactions or Replacement Housing Fund (RHF).

DEMOLITION AND/OR DISPOSITION

HHA has been approached by TXDOT to explain their interest in taking all of Clayton Homes (270 units) and a portion of Kelly Village (approximately 50 Units) for the expansion of nearby freeways. The process may be conducted through TXDOT's eminent domain authority.

As a result of Hurricane Harvey HHA submitted an emergency Section 18 application for 14 buildings consisting of 112 units at Clayton Homes (TX00500004) that were flooded during the storm. Additionally, HHA will submit a demolition application for one building consisting of 10 units at Irvinton Village (TX00500007)

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD

HHA has submitted a letter of interest in the RAD program and has completed a feasibility analysis for conversion of its entire portfolio through RAD. Upon selection for the waiting list HHA will have a short timeframe to apply for the following potential applications:

The HHA is amending its PHA Plan because it expects to be a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the HHA will be converting to Project Based Vouchers or Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers or Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17; For conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the HHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HHA may also borrow funds to address their capital needs. The HHA intends to contribute Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds. The HHA currently has debt under an Energy Performance Contract and will be working with Bank of The Ozarks to address outstanding debt issues, which may result in additional reductions of capital or operating funds.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development Number	Development Name	Total ACC Units
TX005000002	Allen Parkway Village	278
TX005000003	Historic Rental Initiatives	40
TX005000004	Clayton Homes	296
TX005000005	Cuney Homes	593
TX005000007	Irvinton Village	318
TX005000008	Heatherbrook	53
TX005000009	Forest Green Townhomes	100
TX005000011	Fulton Village Apartments	108
TX005000012	Lyerly Apartments	199
TX005000013	Bellerive Apartments	210
TX005000014	Kelly Village	270
TX005000015	Oxford Place	230
TX005000016	Historic Oaks of Allen Parkway Village	222
TX005000017	Victory Apartments	100
TX005000018	Lincoln Park Apartments	200
TX005000019	Kennedy Place Apartments	108
TX005000020	Sweetwater Point	26

Resident Rights, Participation, Waiting List and Grievance Procedures If converting to PBV: (Insert PIH Notice 2012-32, REV-2 Section 1.6.C & Section 1.6.D, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17, as a whole, into this Attachment to your PHA Plan) If converting to PBRA: (Insert PIH Notice 2012-32, REV-2 Section 1.7.B & Section 1.7.C, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17, as a whole, into this Attachment to your PHA Plan)

HHA has received, but has not yet accepted a CHAP for the First Phase of RAD conversion including the following properties:

Development Number	Development Name	Total ACC Units
TX005000002	Allen Parkway Village	278
TX005000003	Historic Rental Initiatives	40
TX005000016	Historic Oaks Of Allen Parkway Village	222
TX005000017	Victory Apartments	100

PROJECT – BASED VOUCHERS

Under the PBV program, the HHA may use up to 20 percent of Housing Choice Voucher program subsidy funds for project based assistance. This is known as “project-basing” what are otherwise tenant-based vouchers.

When HHA project-bases Section 8 Housing Choice Voucher program vouchers it allows owners to leverage the voucher subsidy. Thus, the HHA can use project-based vouchers to encourage new construction or rehabilitation or to attach assistance to existing units to promote voucher utilization, expand housing choices, increase supportive housing options and deconcentrate poverty.

In 2017 HHA may issue an RFP or non-competitively select PBV proposals for up to 1000 units through the process outlined in the Housing Choice Voucher Administrative Plan. HHA will consider proposals in areas of the city that promote fair housing and deconcentration of poverty.

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.

HHA Goal: Expand efforts to ensure equal opportunity in housing by:

Strategy: Reducing operational barriers that may hinder access to programs it administers.

Strategy: Reducing language barriers that may hinder access to programs it administers

Progress: HHA has existing staff that have the ability to speak, read, and translate in various languages. This action item focuses on using existing staff resources to translate and add additional information for families. In the long term, this action item includes the implementation of a website translator or alternate Spanish version of the website to ensure access to the non-English speaking population.

We currently have one Spanish speaking CSR. We continue to utilize existing staff to assist with Spanish and Asian language calls. We have also used Masterword for on demand translation.

Increasing Spanish presence on the website will be an ongoing process. A new website will have to be created.

Spanish, Vietnamese and Mandarin translations were produced for the HHA website for our September 2016 wait list opening. We advertised in those languages as well. We also received media coverage in multiple languages.

Strategy: Ensuring compliance with ADA requirements when constructing new and renovating existing units.

Progress:

Independence heights was constructed during 2017-18 and included XX units that were accessible to Mobility Impaired and XX units for the hearing and visually impaired.

Legal Compliance Officer ("LCO") implemented additional protocols for communicating and monitoring approved RMs while pending completion post-approval.

Strategy: Increase housing choice and mobility.

Progress: Exception payment standards (EPS) for 51 zip codes at 120 percent of the 50th percentile of 2016 approved 4/18/16, effective 4/25/16. This is the latest iteration of a tiered PS system that has been in place since 2014.

HHA has pivoted from the RFP. We are currently working with the City (HCD) and the County (CSD and HCHA) to develop and support a Voucher Mobility Program. Draft Guidelines are in review and implementation should begin in 2017 Q1. XX families have been housed under the Mobility program

Strategy: Continue education of Fair Housing Laws.

Progress: HHAs compliance office speaks on Section 504 issues in the new hire orientations (approx. 30 minutes in each orientation). Additionally she has provided training sessions at HCV all staff meetings. August dates are planned for 4 hour Fair Housing trainings conducted by HUD.

Management staff has attended seminars in Houston and Washington DC focusing on Fair Housing issues and current events.

LCO, via Power Point, trained new hires on Fair Housing, Reasonable Accommodations, VAWA Requests, and LEP individuals for 30 mins. We adding an additional 15 minutes to ensure staff had a clear understanding of the material and HHA's current Policies and Practices involving the aforementioned. Additionally, in-house attorneys met quarterly with housing staff in the housing choice voucher program to present on legal topics and best practices.

HHA Goal: Increase the quantity and quality of housing

Strategy: Acquisition and new development of affordable housing.

Progress: Sweetwater Complete; Mansions Complete. Winkler is on hold.

RFP 16-01 published 1/21/16, with proposals accepted for project based vouchers on a monthly basis thru December.

Fountain View is on hold, Independence Heights closed March 5th, 2017 & Fifth Ward is in the process of closing. Acres Homes on hold.

All excess land but Robin St has been disposed of. Decision needs to be made regarding Acres Homes, 2500 Hillcroft and West side of Main and Crosstimbers.

Continuing to look for potential sites in High Opportunity areas.

RFP is currently out through December 2017 for potential Project Based Voucher opportunities.

RFP is currently out through December 2017 for partners to acquire, rehab or newly construct housing developments. HHA has selected multiple developers to partner with to produce affordable housing. Plans to finalize MOU's and put financing in place are underway.

Strategy: Modernizing, rebuilding, and/or demolish (if it can be replaced) aging units incrementally through the Capital Fund Program and other sources as available.

Progress: Planning is in progress for future modernization which will be evaluated more closely after the completion of HHA's current new construction activities. HHA has submitted demolition applications for storm damaged units at Irvinton and Clayton. Forest green Hurricane recovery is underway.

Strategy: Seeking additional vouchers through the Housing Choice Voucher Program and other special programs that may be available.

Progress: Received Renewal for Year 2 RRH in the amount of:

- CoC RRH1 FY2015 6.1.16-5.30.17 TX0366L6E001502 \$1,347,330
- CoC RRH2 FY2015 6.1.16-5.30.17 TX0368L6E001502 \$1,189,874
- CoC RRH1 FY2016 6.1.17-5.30.18 TX0366L6E001503 \$1,347,330
- CoC RRH2 FY2016 6.1.17-5.30.18 TX0368L6E001503 \$1,189,874
- CoC TAY RRH FY2015 12.1.16-11.30.17
- TX0428L6E001500 \$1,270,076
- SA/HCCSD ESG 10.1.16-2.28.17 NA \$86,000
- HCCSD HOME 10.1.16-9.30.17 NA \$126,000
- COH HHSP 1.1.17-9.30.17 NA \$227,530

25 additional VASH vouchers awarded. MFP preference expanded to 100 vouchers plus 20 each year.

HHA has applied for new mainstream and FUP vouchers made available in FY 2018

HHA Goal: Seek to improve community quality of life and self-sufficiency:

Strategy: Providing services to residents, including youth, families, and seniors living in public housing and senior developments to enhance their quality of life.

Progress: Currently working on an MOU with My Brothers Keeper (MBK) to develop a service delivery plan to PHO and HCV residents as well as data sharing between the organizations involved.

The VP of HCV is a member of the NAHRO Housing and Education Task Force.

<p>The Grade Level Reading (GLR) Campaign has been a new initiative that HHA has just begun participating in. HHA received 27,000 books to be distributed throughout our properties and to our HCV clients. The distribution of these books has been integrated into our annual recertification process.</p> <p>Currently in the process of working with various non-profits on potential opportunities to utilize space in HHA developments.</p> <p>JobsPlus program has 354 residents enrolled.</p> <p>Active senior programs are hosted at Bellerive and Telephone Road.</p> <p>HHA hosted our first ever Youth Summit at Texas Southern University. The goal was to expose our youth residents to college. HHA youth engaged mentors on opportunities for college, took campus tours, and make plans to form agency-wide youth council.</p> <p>Strategy: Create well-functioning communities with low crime and good neighbors.</p> <p>Progress: HHA is in the process of putting together a proposal for upgrading the camera security systems at all of its sites which could be monitored centrally instead of at each site individually. HHA applied for a Safety and Security grant to assist in funding the improvements.</p> <p>HHA aggressively pursues lease compliance and enforcement through for-cause evictions and nonpayment. Cases that resulted in the tenant ultimately vacated: 104; Cases where HHA withdrew or settled: 18; Cases overturned at grievance hearings or by court: 7.</p> <p>Legal continues to work closely with property management and outside counsel to pursue evictions for substantive and/or repetitive lease violations; this includes thorough reviews and investigation into potential cases, active monitoring of/engagement in active cases, representation of HHA at formal grievance hearings, and appearance in court as needed. During the course of our work, we actively watch for and address any problems or concerns regarding property management practices and procedures, with particular focus on issues that may affect successful lease enforcement. We are available to property management on a daily basis to answer questions or provide assistance as needed regarding lease enforcement. In addition, outside counsel and Legal held two training meetings in 2016 with property managers, assistant managers, and regional supervisors to review for-cause eviction procedures, important practices, areas of concern, and to answer questions.</p> <p>Strategy: Providing Family Self-Sufficiency Programs for eligible Section 8 Housing Choice Voucher Program and Public Housing participants pursuant to applicable regulations and available funding.</p> <p>Progress: FSS-X has been rebranded as MyGoals. The MyGoals Program is designed to take a proven coaching model and use it to help households that are receiving rental assistance to identify, plan, set, and achieve their Personal, Financial, Educational, and Career goals. The MyGoals Program also uses a variety of rewards to encourage consistent engagement with career coaches and to reward the achievement of employment and career goals. Participants can earn up to \$5,000 in rewards over the course of the three-year program. As of third quarter 2017, more than \$20,000 in rewards have been earned by MyGoals participants for staying engaged with their career coaches or for finding a job. Several Participants are well on their way toward achieving the maximum amount of \$5,000 to them over the three-year program period.</p> <p>Currently we are hosting TSU Education Opportunity Center (EOP) twice monthly in the OC. Service's offered by TSU EOP are targeted to first generation college students or individuals that are contemplating returning to school. The FSS department continues to host Book's and Blankets in our Opportunity Center and now is offering free ebook accounts through the downloadable application Open eBooks. With an Open eBook account youth have unlimited access to free books. Pursuing the First Book Market Place.</p> <p>Strategy: Increase Minority & Women Business Enterprises (MWBE) and Section 3 participation.</p> <p>Development of ongoing communications between the Legal/Procurement Department and Client Services to ensure the effectiveness of their Programs, involving Client Services into communication processes with potential vendors, and including Client Services in marketing efforts. The Legal Dept. also facilitated a meeting with all executives and directors in the summer of 2016, utilizing Spurgeon Robinson of Mpact Strategic Consultants to discuss improvements the Section 3 Program.</p> <p>The Procurement Dept. has attended outreach events to encourage HUB's, and Section 3 business to do business with HHA.</p> <p>The Procurement Dept. has increased its usage of the Forward Times (a minority newspaper), when it becomes necessary to post legal notice for solicitations.</p> <p>The Procurement Dept. can access, and utilizes the City of Houston's, and the State of Texas Databases, to ensure outreach is made to M/WBE's and Section 3 businesses.</p> <p>The Procurement Dept. currently tracks the utilization of M/WBE's, and is currently seeking the best way to track the utilization of Section 3 businesses.</p> <p><u>HHA Goal: Improve relationships with clients and external stakeholders:</u></p> <p>Strategy: Increase our client agency relationships</p> <p>Progress: HCV is working with a consultant to draft client centered procedures.</p> <p>For Clients, the FSS department has developed a Program Coordinating Committee (PCC) comprised of community partners and stack holder serving the needs of our clients.</p> <p>Strategy: Promote partnerships with other housing authorities</p> <p>Progress: Signed MOU with Harris County and Galveston Housing Authority to provide third party inspections for them.</p> <p>Have an MOU with Texas City Housing Authority to share and provide technical assistance.</p> <p>Pending MOU with Texas Department of Housing and Community Affairs (TDHCA) to collaborate on Housing Choice Vouchers.</p> <p>Strategy: Develop public relations (PR) strategy for positive publicity and perceptions</p> <p>Hired PR firm Etched in late 2016.</p> <p><u>HHA Goal: Improve agency performance:</u></p> <p>Strategy: Seek other funding streams</p> <p>Progress: HHA executed our HUD CoC TAY RRH contract effective 12.1.16. HHA has fully contracted with three separate case management vendors. The sub recipient vendors are as follows: the Salvation Army (awarded 1 case manager, 1 housing navigator), The Montrose Center</p>

	<p>(awarded 1 case manager) and to Covenant House of Texas (awarded 1 case manager). This program will serve transition age youth ages 18–24 who are literally homeless living on the streets or in an emergency shelter. The annual award for this program is: \$1,270,076.</p> <p>Strategy: Improve the physical work environment Progress: Construction has completed on 2640 (Formerly 2650) Upgraded of network equipment and phone system at remote sites are underway.</p> <p>IT has migrated the old servers into virtual servers. IT has implemented a new software to monitor the network and all systems that are connected to it. IT has implemented a reporting program called MILO, Finance will be schedule to have training on this module.</p> <p>Strategy: Invest in human capital HHA has implemented a management training program through the use of a third party vendor to promote the skills of supervisory staff.</p> <p>Strategy: Increase interdepartmental collaboration and communication</p> <p>Strategy: Seek new innovations Progress: RFP being drafted for mobility counseling program</p> <p>Testing electronic and new preferences for the waiting list</p> <p>IT has been working consistently with HCV and the other departments to develop a RFP for ECM project. The RFP has been posted we are in the process on answering Vendors' questions pertaining to the scope of work shown in the RFP. Ongoing process. HHA has pivoted from the RFP. We are currently working with the City (HCD) and the County (CSD and HCHA) to develop and support a Voucher Mobility Program. Draft Guidelines are in review and implementation should begin in 2017 Q1. HHA has been awarded a planning grant for a health partnership with CLPHA and UHC.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>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>C.4</p>	<p>Certification by State or Local Officials.</p> <p>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.</p>

D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☒ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☒ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☒ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

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

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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.