

<b>Streamlined Annual PHA Plan</b> <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
--	---	--

**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.

<b>A.</b>	<b>PHA Information.</b>
A.1	<p> <b>PHA Name:</b> Houston Housing Authority  <b>PHA Code:</b> TX005  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2021  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 3,275      <b>Number of Housing Choice Vouchers (HCVs)</b> 17,521  <b>Total Combined</b> 20,796  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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>

**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. Annual Plan Elements**

**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?

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.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.

	<input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> 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 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.
<b>B3</b>	<b>Progress Report.</b>  Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
<b>B.4.</b>	<b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y    N <input type="checkbox"/> <input checked="" type="checkbox"/>  (b) If yes, please describe:  <i>See Attachment B.4</i>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b>  <u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations,</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.  <i>See Attachment C.1</i>
<b>C.2</b>	<b>Civil Rights Certification.</b>  <u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations,</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.  <i>See Attachment C.2</i>

<p><b>C.3</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input checked="" 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><i>See Attachment C.3</i></p>
<p><b>C.4</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><i>See Attachment C.4</i></p>
<p><b>D</b></p>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). On <a href="#">10/27/2020</a> HHA submitted its planned capital improvements through its use of Capital Funds for FY 2020.</p> <p><i>See Attachment D</i></p>
<p><b>D.1</b></p>	<p><b>Capital Improvements.</b> 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 on <a href="#">10/27/2020</a>.</p>

Five Year Action Plan								
Plan	Type	Created Date	Last Modified	Report Year	Status	Submitted On	Approved By	Approved On
<a href="#">5-Year Action Plan for 2020-2024 Rev. 1</a> (0/1)	Rolling	10/27/2020	10/27/2020	2020-2024	Approved	10/27/2020	EPIC SYSTEM	10/27/2020
<a href="#">5-Year Action Plan for 2020-2024</a> (0/1)	Rolling	10/15/2020	10/27/2020	2020-2024	Approved	10/16/2020	EPIC SYSTEM	10/16/2020
<a href="#">5-Year Action Plan for 2019-2023 Rev. 1</a> (0/1)	Rolling	12/03/2019	10/15/2020	2019-2023	Approved	12/03/2019	WALLS, LORRAINE	12/19/2019
<a href="#">5-Year Action Plan for 2019-2023</a>	Rolling	10/18/2019	12/03/2019	2019-2023	Approved	10/31/2019	WALLS, LORRAINE	11/06/2019
<a href="#">5-Year Action Plan for 2018-2022</a>	Rolling	06/22/2018	10/18/2019	2018-2022	Approved			

# 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](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 11/01/2019.

---

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.

## **Attachment B.1 - Revision of PHA Plan Elements**

**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### **Definition of Substantial Deviation and Significant Amendment or Modification**

The Houston Housing Authority (HHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the HHA will submit a revised Plan(s) that satisfy all public process requirements. (Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans.

#### 5-Year Plan

- Complete deletion of a stated overall goal.
- Addition of an overall goal.
- Revisions to the HHA mission statement that deviates from the present commitments.

#### Annual Plan

- Elective changes to rent, admissions, or tenant selection policies.
- Creation of new waiting lists, including site-based or sub-jurisdiction lists.
- Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan).
- Changes in use of replacement reserve funds under the Capital Fund
- Any additions of activities or revisions to the demolition, disposition, designation, homeownership or conversions activities currently listed in the Plan.

### **Substantial Deviation**

As part of the Rental Assistance Demonstration (RAD), HHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

## **FINANCIAL RESOURCES**

<b>Grant/Program/Activity</b>	<b>Expenditure</b>
Section 8 Program	\$152,292,598
Public Housing Capital Fund Program	\$7,258,575
Public Housing Operations	\$16,244,081
Self-Sufficiency (ROSS Grant)	\$510,355
Section 8 Mod Rehab – Admin Fee	\$2,749,289
Section 8 New Construction – Rent Subsidy	\$2,036,353
Jobs Plus Grant	\$819,849
Rapid Rehousing	\$1,894,436
<b>TOTAL</b>	<b>\$183,805,536</b>

\*July 1, 2018 - June 30, 2019

## **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 29-30).

Housing Choice Voucher participants' computation of Total Tenant Payment and Determination of Rent is outlined in detail on pages 49-51 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.

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.

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.

The security guards shall perform, but not be limited to the following:

- 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.

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. All security guards utilized shall meet the following requirements:

- 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.

Upon approval to carry non-lethal weapons, the vendor shall furnish proof to Housing Authority verifying security guards are qualified and have been trained.

**Elderly & Disabled Communities: UNARMED Security**

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.

**Domestic Violence**

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.

## Attachment B.2 -New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- 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 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.

### CHOICE NEIGHBORHOODS

For FY 2020, the Houston Housing Authority applied for and was awarded a Choice Neighborhoods Planning Grant for Cuney Homes. For FY 2021 HHA may apply for a Choice Neighborhoods Planning Grant for Kelly Village or other eligible properties and communities.

The three core goals of Choice Neighborhoods, include:

- Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing that is integrated into a larger program of neighborhood reinvestment.
- People – creating and enhancing opportunities for Cuney Homes residents to improve their health, safety, educational and employment opportunities; and
- Neighborhood – transforming a disconnected, high-poverty area to a highly desirable mixed-use residential neighborhood.

### MIXED FINANCE/MODERNIZATION OR DEVELOPMENT

The Houston Housing Authority completed construction on the following development New Construction of approximately 154 units located on a site at 306 Crosstimbers in Independence Heights. 36 units receive the benefit of ACC Subsidy, and several tenant-based voucher-assisted households reside there as well. Phase II of Independence Heights will have 300+ units. The Houston Housing Authority applied for and received Mixed Finance Development for the following properties:

- New Construction of approximately 31 units located on a site in the Fifth Ward near the intersection of Lyons and Worms, referred to as New Kelly. This is a moderately scattered site where contiguous units will be constructed on 3-4 segments of a block. The architectural plans will be redesigned. The units will receive the benefit of ACC subsidy.

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

1. Mansions at Turkey Creek (25 units)

HHA is also exploring mixed finance modernization of its existing portfolio through a variety of financing options including those available under Section 18, Low-Income Tax Credits and RAD.

HHA 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 2019 plan year, HHA anticipates more disaster recovery money and intends to pursue a number of new mixed finance developments 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) are in planning stages for development with some Public Housing units. HHA will also consider options for redeveloping Irvinton. The HHA has recently completed an updated appraisal of the property located at 2636 Fountain View. The appraisal stated that the highest and best use for this property was for a multi-family development. This appraisal will allow the HHA to continue its pursuit of financing alternatives.

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 going through the process with TXDOT to explain their interest in the acquisition and sale of the remainder of Clayton Homes (184 units) and a portion of Kelly Village (approximately 318 Units) for the expansion of nearby freeways. The process will be conducted through TXDOT, which is subject to Section 18 as codified in HUD regulation 24 CFR 970.17 - specific criteria for HUD approval of disposition requests.

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).

HHA has been aware of TXDOT's interest in acquiring Clayton Homes since early 2017. After completing appraisals, TXDOT and HHA began negotiating in early 2019. TXDOT's first offer was based on those appraisals, which HHA rejected as inadequate as its goal is to replace the 296 units that will be taken with new replacement units. After continued negotiations, HHA and TXDOT have agreed to an amount that will be adequate to replace the lost units.

The Letter Agreement spells out terms and conditions surrounding the taking and will form the basis for the settlement. Once HHA has executed the document, TXDOT will begin its internal process to have the funds put into escrow pending HUD approval of the disposition application.

HHA is confident that its settlement with TXDOT is a fair deal for HHA and the residents of Clayton Homes. Currently, Clayton Homes is an older property with high capital needs that was partially damaged by Hurricane Harvey. This settlement will allow HHA to replace all of the units with modern units, while adding additional affordable and market units. TXDOT has agreed that the replacement units may be spread out to multiple locations, allowing HHA to build mixed-income housing instead of concentrating all of the replacement units in one location.

HHA will need to file an application with HUD to have the Federal Declaration of Trust removed and allow the disposition to move forward. HUD must consent to the taking. The process for gaining HUD approval is outline HUD PIH Notice 2012-8. The first step in the process is showing Board support for the settlement, which this resolution will do. Tenants have been met with multiple times to explain the possibility of the taking. HHA will be having another meeting with tenants to update them on the taking. At these meetings, tenants have generally been in favor of the taking, as those who are eligible will receive tenant protection vouchers. After the settlement letter is executed, HHA will also be providing written notice to the tenants of Clayton Homes.

## CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD

HHA has almost completed our first Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) straight conversion for HRI/Victory Place. HHA is also going through the RAD-PBV conversion process with HUD for our APV/HOAPV developments, which will include an application for 4% tax credits in January 2021 and possibly state historic tax credits as well. HHA used the feasibility analysis for our consideration to convert its entire portfolio through RAD. HHA's Board of Commissioners passed a resolution on July 16, 2019, authorizing HHA to execute all necessary documents to submit a portfolio-wide application to HUD under its Rental Assistance. Information related to the Public Housing Development(s) HHA selected for RAD are provided below.

### **RAD Portfolio Application Template**

If you are applying for a portfolio award in conjunction with your RAD application, complete this template and upload it as an attachment to your online RAD application via [www.radresource.net](http://www.radresource.net). For your portfolio award request to be considered, you must submit applications for the lesser of four projects or 25% of the units identified in the portfolio. An AMP may be split into multiple projects if it will be processed as a standalone RAD transactions (for example, AMP 1 contains 2 buildings and each will convert to RAD separately). See page 2 of this template for sample submissions.

1) How many units are you applying for and requesting to reserve as part of this portfolio award request?

1564

2) Use the below chart to identify the submitted RAD Applications that meet the minimum requirements to submit a portfolio award (i.e., 4 projects or 25% of units identified in the portfolio):

PIC Dev. Num	Project Name	No. of Units to be converted to RAD	RAD Application Submitted? (Enter Date submitted or "No")
TX005000002	APV	278	12/18/2019
TX005000003	HOAPV	222	12/18/2019
TX005000020	Sweetwater Point	26	12/18/2019
TX005000008	Heatherbrook	53	12/18/2019
TX005000015	Oxford Place	230	No
TX005000018	Lincoln Park	200	No
TX005000012	Lyerly	199	No
TX005000009	Forest Green	100	No
TX005000005	Ewing	40	No
TX005000019	Kennedy Place	108	No
TX005000011	Fulton Village	108	No
<i>Total Units Applied for</i>		1564	

HHA is proceeding with the RAD CHAPS for Heatherbrook (TX#005000008) and Sweetwater (TX#005000020). However, HHA decided to give back three CHAPS: Kennedy Place (TX005000019), Fulton Village (TX005000011) and Bellerive (TX#005000013). HHA gave back the whole portfolio award and then will revisit with the list at some point in the future.

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).

For its four pending RAD-PBV conversions – HRI, Victory Place, APV, HOAPV developments - HHA will use Capital Funds and/or Replacement Housing Factor funds to pay off the debt on its Energy Services Companies (ESCOs). Replacement Housing Factor funds will also be used to adjust RAD rents for conversion of HRI/Victory Place and/or APV/HOPV. HHA also plans to use Capital Funds to pay off the debt on its Energy Services Companies (ESCOs) for its other properties listed below, prior to closing under RAD. At this point in time, \$1,027,977.67 in Capital Funds were used to payoff and remove HRI and Victory Place from the ESCO note. Because the RAD conversions for APV/HOAPV will not take place until next year, the amounts to payoff and remove these properties from the ESCO note cannot be estimated.

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.

If needed, HHA will prepare and publish a significant amendment or update its Annual/5-year Plan at the appropriate time to comply with the requirements in 2012-32, REV-3, Attachment C.

The property owner of a Moderate Rehabilitation development - Southlawn Palms Apartments located at 7006 Scott St, Houston, TX 77021 – expressed an interest in possibly converting under HUD's Rental Assistance Demonstration. HHA will work with the property owner to help educate them about conversion under RAD and to help facilitate this transaction if so desired.

### **Project-based Vouchers**

HHA currently operates a project-based voucher (PBV) program and plans to continue working with community partners to identify specific target populations to be served through further project-basing of vouchers. The HHA intends to issue additional RFPs in the coming year to expand housing opportunities.

### **Capital Fund and Capital Fund Reserves**

Under the law, HHA may create a replacement reserve for its public housing developments through the use of its Capital Fund(s), in order to fund capital activities in amounts necessary to satisfy anticipated capital needs in its Capital Fund 5-Year Plan. A replacement reserve is an essential component for modernization of any property, including public housing.

### **Fungibility of Operating Funds for a Replacement Reserve in Public Housing Developments**

Under the law, HHA may transfer 20 percent of its Operating Fund into a replacement reserve, without the obligation deadlines that apply to current capital funds.

In summary, RAD will provide new financing tools and regulatory relief, allowing the HHA to address its projected \$67 million backlog in capital repairs across its public housing and mixed-finance portfolio, a more stable (and growing) funding stream for the Authority, and significant tenant protections as well as new mobility options for public housing residents.

Fortunately, the coming years may present HHA and the City of Houston with an opportunity to substantially address both the public housing capital needs backlog and the City's unmet demand for affordable housing. HHA and Houston Community Development Department received awards of Community Development Block Grant - Disaster Relief 17 funds. The goal is to leverage these dollars to allow for HHA to address the capital needs at several hurricane-damaged public sites while adding new affordable housing. HHA also obligated over \$19 million in FEMA reimbursements, and requested for an additional \$30 million that should be awarded in the near future. Below is a list of projects HHA has in its pipeline.

HHA will pursue transfer of assistance under the Rental Assistance Demonstration at the current existing properties:

- Victory Place and Historic Rental Initiative (HRI)
- Allen Parkway Village (APV) and Historic Oaks of Allen Parkway Village (HOAPV)
- Portfolio-wide RAD conversion to occur in the next 5 to 7 years

HHA will pursue a Choice Neighborhoods Planning or Implementation grant for the following property:

- Cuney Homes

HHA will pursue a number of new mixed finance development activities using CDBG Disaster Recovery, FEMA funds, and Capital Funds including acquisition of sites for new housing development and rebuilding at:

- 2100 Memorial (Demolition and rebuild)
- Winrock North & South (New acquisition)
- Forest Green (FEMA/rebuild)

## Attachment B.3 – Progress Report

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

### **HHA Goal: Expand efforts to ensure equal opportunity in housing.**

#### **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 9 units that were accessible to Mobility Impaired and 4 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. Currently, HHA's existing payment standards are set at 131%, 111%, 102% and 93%.

We are currently working with the City (HCD), NestQuest and the County (CSD and HCHA) to develop and support a Voucher Mobility Program. NestQuest is a Texas non-profit organization. NestQuest was created to promote voucher mobility that works with Housing Choice Voucher holders and local landlords to increase client access to areas with excellent schools. NestQuest finds homes zoned to excellent schools and works with owners to increase housing choice for Housing Choice Voucher clients. To join the program clients:

- Must have an active Housing Choice Voucher
- Be eligible to move
- Have at least one school aged child in their household

NestQuest Acquired partnerships with 15 management/realty companies with properties in High Opportunity neighborhoods across the metro area. HHA cooperates with NestQuest by making clients aware of this unique service that they may be eligible for. To date, HHA has been able to provide HAP assistance for 38 low-income households who chose to move to dwelling units where their children could attend and benefit from high-quality schools and further our deconcentration of poverty efforts. 22 HHA families occupied units with access to schools ranking from B to A+.

HHA will apply to and participate in HUD's pending Housing Mobility Demonstration Program NOFA.



**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. HHA staff have participated in and/or are scheduled to participate in Fair Housing trainings conducted by HUD.

Management staff has also 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 added 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's website provides a link to socialserve.com for a listing of properties to include identification of accessible units, distance to public transportation, shopping, hospitals and more.

HHA and the City of Houston collaborated around the City's FY 2020 Annual Action Plan.

**HHA Goal: Increase the quantity and quality of housing**

HHA will apply for additional rental vouchers.

As of July 31, 2019, HHA's public housing occupancy rate is 94.9%.

As of July 2019, HHA's year-to-date voucher lease-up rate is 99.5% and the HAP budget utilization rate is 103.1%.

Continue to assess opportunities for acquisition of property to provide more affordable housing; and continue to assess opportunities to construct more affordable housing on land acquired by or already owned by HHA.

HHA conducts the majority of its monthly Board of Commissioners public meetings at our various developments to give residents and Resident Councils opportunities to raise issues with our Board and HHA leadership.

Demonstrated quality, safe and decent affordable housing with 13 of 13 sites receiving passing scores from HUD's REAC Center.

**Strategy:** Acquisition and new development of affordable housing.

Progress: Sweetwater Complete; Mansions in progress; and Winkler Complete.

**Strategy: Seek land in high opportunity areas.**

As funding becomes available to acquire sites for development in high opportunity areas. HHA will pursue investment in acquisition of land that could be utilized for Low Income Housing Tax Credit Developments that would be constructed in areas that would deconcentrate poverty and provide excellent educational and employment opportunities to residents.

**Strategy: Pursue recapitalization with tax credits.**

Progress: HHA was awarded over \$19 Million in 9% tax credits for rehabilitation of 6000 Telephone Road.

**Strategy: Utilize Capital Fund and other resources to rehab. and improve properties' condition.**

**Progress: Completed \$1.5 Million in capital improvements on HHA properties.**

Completed the Hurricane Harvey repairs at Mansions at Turkey Creek, Uvalde Ranch, Peninsula Park, Lincoln Park, Historical Allen Parkway Village, and Winkler.

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

Independence Heights closed March 5, 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 for potential Project Based Voucher opportunities.

RFP 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.

HHA's two-year savings from its Energy Services Contract (ESCO) for its public housing properties for 2017 and 2018 was approximately \$2.563 million.

HHA annually undertake a physical needs assessment to prioritize capital improvements at properties. This action aims to provide a safe, decent, and sanitary living environment for all HHA residents. Despite lack of funding, HHA has multiple capital fund projects planned for improvements across the inventory in its Capital Plan which is posted on the HHA website. Capital improvements will also attract more residents to apply for HHA's housing assistance which will help desegregate its housing programs over time.

In the last 5 years, HHA completed a portfolio-wide energy efficiency improvement that will decrease resident energy/utility bills. A Portfolio Wide Energy Performance Contract was approved by HUD, November 2015., and construction was completed September 2017 The result has been a reduction in annual energy usage and a decrease in cost to the Resident Paid Utilities, for 3 years in a row.

**Strategy: Complete and maximize performance through conversion of HHA's first four public housing developments with CHAPs, under HUD's Rental Assistance Demonstration.**

**Progress:** HHA has almost completed our Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) straight conversion for HRI/Victory Place. HHA is also going through the RAD-PBV conversion process with HUD for our APV/HOAPV developments, which will include an application for 4% tax credits in January 2020 and possibly state historic tax credits as well. HHA used the feasibility analysis for our consideration to convert its entire portfolio through RAD.

**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, Clayton Homes and Kelly Village which will be taken by TXDOT for expansion of Interstate 45, under its eminent domain authority. Deliberations with FEMA regarding Forest Green, Clayton, and Irvinton's recovery from Hurricane Harvey continues under its Public Assistance program and hazard mitigation program.

**Strategy: As funding continues to be worn thin from HUD, Housing Authorities become more and more constrained. HHA will seek partners who can access capital or subsidies that are unavailable to the HHA in order to maximize public and private funds and leverage partnerships to grow and diversify financial resources. Pursue other grants and equity opportunities like Rapid Rehousing (RRH), Choice Neighborhoods Initiative (CNI), CDBG-Disaster Recovery, Opportunity Zones, etc. HHA will apply for other similar grants as they become available. Pursue grants and other funding opportunities that increase additional funding for the agency.**

Progress: HHA submitted grant application for the Choice Neighborhoods on June 10, 2019. Multiple HHA staff have attended various sessions regarding Opportunity Zones, in preparation for HUD's pending final rule.

**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

72 additional VASH vouchers were awarded. MFP preference expanded to 100 vouchers plus 20 each year. HHA applied for and received 99 new mainstream and 85 FUP vouchers made available in FY 2018 and FY 2019.

**Strategy: Partner with Centerpoint and other energy providers by seeking additional funding grants for energy saving opportunities for properties in our portfolio that qualify under their programs.**

Progress: HHA partnered with Centerpoint Energy and received grant funds to replace 500 old HVAC units with highly efficient units.

**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: The Grade Level Reading (GLR) Campaign has been a solid initiative that HHA has been participating in. HHA again received over 20,000 books to be distributed throughout our properties and to our HCV clients. The distribution of these books has been integrated into our ongoing processes.

Partnered with HHA's Section 8 & the Houston's Public Library to host "Book Rich Environment" celebrations, at Oxford & Cuney.

Partnered with the City of Houston's Department of Parks & Recreation and the Resident Councils to host Summer Lunch Programs, at 6 sites.

Partnered with the Children's Museum to host a Parenting Program at Oxford.

Currently in the process of working with various non-profits on potential opportunities to utilize space in HHA developments. JobsPlus program has 354 residents enrolled. Managed a federally-funded workforce development grant called Jobs Plus to engage 505 public housing residents at Cuney Homes in workforce development opportunities. A total of 292 residents increased their earned income along with providing rent incentives valued at \$1,038,693 to 177 households.

Active senior programs are hosted at Bellerive and Telephone Road.

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.

**Strategy: Create well-functioning communities with low crime and good neighbors.**

Progress: Three sites received Blue Star Certifications from Houston Police Department indicating the achievement of standards to improve safety.

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 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.

HHA's Legal Department 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.

HHA applied for HUD's Emergency Safety and Security Grant in FY 2020.

The HHA has updated policies and procedures to ensure compliance with the Violence Against Women Reauthorization Act of 2013 (Pub. L. 113-4, 127 Stat. 54) (VAWA 2013), per HUD's Final Rule issued on November 16, 2016.

Continued collaboration between law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from HHA.

Created and implemented an Emergency Transfer Plan.

**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.**

Progress: MyGoals is a coaching demonstration that provides employment coaching and financial support to unemployed adults. The program's objective is to help participants improve their overall economic security and decrease their reliance on public assistance in the long term. MyGoals uses a highly structured and nondirective coaching process to assist clients in four main domains: (1) employment and career management; (2) education and training; (3) financial management; and (4) personal and family well-being.

The MyGoals for Employment Success program is currently operating in two Cohorts servicing a total of five hundred and thirty Housing Choice Voucher recipients, 249 from Cohort 1 (completed recruitment January 2018) and 281 from Cohort 2 (completed recruitment July 2019). MyGoals is maintaining high contact from participants with a monthly average of sixty percent engagement. Outside of the MyGoals general coaching we plan to partner with Family Self Sufficiency and outside local agencies to help participants improve credit and learn information on Home Buying. MyGoals will also work with the Family Self Sufficiency program to help our clients who will be ending the MyGoals program from Cohort 1 transition into FSS. Within the MyGoals program there are currently 321 participants working, 130 working part time and 192 working full time. Within the MyGoals program participants are eligible to receive financial incentives for working. As of third quarter 2019 MyGoals has processed more than \$135,000 worth of incentives. MyGoals for Employment Success received a Merit Award from the National Association of Housing and Redevelopment Officials (NAHRO) for the work of the program. MyGoals Cohort 1 will come to an end in 2020, at the end of each quarter MyGoals will lose a Cohort 1 Career Coach and will be at a complete close by January 2021. MyGoals will continue through Cohort 2, working with participants to help improve their overall economic status.

Currently we are hosting an AmeriCorps Member Volunteer daily in the OC. Service's offered by AmeriCorps Member Volunteer is an adult literacy program targeted to individuals that need help completed and understanding HHA documentation. The customer service 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 and adults have unlimited access to free books. Pursuing the partnership with Houston Arts alliance to bring free grant writing workshops in the OC.

Progress: Current staffing in both call center and lobby includes staff fluent in Spanish and Vietnamese in addition to English. Goal is to maintain a level that allows for resolution within customer service operations without asking for assistance from other areas.

Continue to partner with Nestquest to increase leasing opportunities for families in opportunity neighborhoods.

4th Payment Standard implemented in 2018. HHA will gather and analyze data on effectiveness.

**Strategy: Increase Minority & Women Business Enterprises (MWBE) and Section 3 participation.**

Progress: Collaborated with two (2) employers to initiate an apprenticeship program called "Pathways to Success" with 19 participants (Section 3). Adult participants served as paid Apprentices, in entry-level jobs, with 8 hired in permanent full-time positions. The impact of the program resulted in low-income adults increasing their earned income by \$185,000 provided by Orion Real Estate Services and Employment Training Centers.

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 M pact Strategic Consultants to discuss improvements the Section 3 Program.

The Procurement Dept. has attended outreach events to encourage HUB's, and Section 3 business to do business with HHA.

The Procurement Dept. has increased its usage of the Forward Times (a minority newspaper), when it becomes necessary to post legal notice for solicitations.

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.

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.

**Strategy: Pursue systems alignment between housing and health care. Pursue and implement second phase of “Improving Health by Aligning Housing and Health Systems” demonstration, which is a collaboration between United Health Care, CSH & The Robert Wood Foundation. The purpose of this partnership is to identify service overlaps between residents in federally subsidized housing programs and United Health Plan members; and to develop shared baseline understanding on the health conditions and service utilization patterns of matched resident/member populations; in order to identify opportunities to improve health outcomes of this population. The project lays groundwork for longer-term data and program collaborations between UHC and the HHA, while also adding to the broader evidence base on housing and health overlap and cross-sector intervention strategies.**

Progress: After extensive review and discussions with UHC, CSH and CLPHA around the Health and Housing pilot grant through RWJF, HHA has tentatively selected diabetes (both adult and childhood diabetes) as well as a behavioral health component among children as the health conditions for its pilot. HHA, UHC, CSH and CLPHA had a meeting at HHA on June 3, 2019 to commence the bridge between the planning and implementation phases of the pilot.

Simply stated, HHA, UHC and CSH's organizational priorities for the AHH pilot is to improve the lives of the people we serve. It is our hope and belief that we can better align our respective systems, program and service delivery, and ultimately improving life outcomes through the facilitation of resources, technical expertise and strategic identification of our clients' medical and housing needs. In other words, we believe that “the whole is greater than the sum of its parts.”

Addressing the social determinants of health impacts people's risk factors as well as the extent to which they become a chronic disease such as Type 2 diabetes. Housing is a significant social determinant of health. By providing low-income households with housing that is decent, safe, sanitary, in good repair and affordable, HHA can help them with the stability or mobility that they need to improve their health. Through the AHH pilot we may be able to have a greater impact with the intervention and possibly help greater percentages of household members use their housing assistance for greater stability, self-sufficiency and others to live independently longer.

Staff from the three organizations discussed a housing pilot program at New Hope where there will be housing assistance provided for but just for 12-months. HHA and UHC discussed further examination of HHA's existing administrative plans to see if our current or future policy would allow them to remain eligible for a voucher or public housing unit at the end of the first 12-months, in the way that other temporary housing assistance programs work such as HOME-TBRA and the Family Unification Program (FUP).

Additionally, residents having access to better healthcare does more than just providing better health. It may also lead to eviction prevention and lower turnover in HHA programs and greater housing stability. Although no resident is evicted for “health” reasons only, some evictions occur due to other issues such as mental health, relationship issues, non-payment of rent, that could be tied into overall “health.”

By engaging with each other through this cross-sector pilot, we hope that in the aggregate all of our organizations may also be able to reduce programmatic and administrative costs. Over time, we hope to be able to better align health and housing organizations’ practices for the betterment of the low-income households we serve.

**HHA Goal: Improve relationships with clients and external stakeholders:**

**Strategy: Increase our client agency relationships**

Progress: HCV is working with a consultant to draft client centered procedures.

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.

**Strategy: Promote partnerships with other housing authorities.**

Progress: We have an MOU with Harris County and Galveston Housing Authority to provide third party inspections for them.

Have an MOU with Texas City Housing Authority to share and provide technical assistance.

**Strategy: Develop public relations (PR) strategy for positive publicity and perceptions.**

Progress: Hired PR firm Etched in late 2016. This has generated positive publicity. We are currently engaged in strategic planning with Etched for our 2020 efforts.

**HHA Goal: Improve agency performance:**

**Strategy: Seek other funding streams**

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 (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.

**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.

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.

**Strategy: Invest in human capital.**

Progress: HHA has implemented a management training program through the use of a third-party vendor to promote the skills of supervisory staff.

**Strategy: Increase interdepartmental collaboration and communication Strategy: Seek new innovations.**

Progress: Applied for the Moving to Work (MTW) Rent Reform Cohort 2. On June 12, 2019, HHA submitted a letter of interest to HUD for a new income-based rent reform slot in the Moving-to-Work demonstration. Specifically, by using reasonable income tiers in MTW Test Tiered Rents #1 or #3 along with wither biennial or triennial recertifications, households will have:

- a lower percentage of their income towards rent and utilities below 30 percent of their monthly adjusted income before reaching the midpoint of each tier; and
- a grace period to increase their income and assets before these amounts are taxed / captured in the second half within the same income tier as well as in a higher income tier.

As a result, both MTW Test Tiered Rents #1 and #3 would feature easy-to-understand incentives that are transparent to residents, PHA staff and other program stakeholders. HHA has held several virtual meetings/calls with residents, tenants, partner organizations, program stakeholders and staff to present some possible ideas for its income and rent design, program and administrative flexibilities, etc. and to solicit their feedback on these topics for HHA's pending MTW application and plan due to HUD by January 8, 2021.

HHA's IT Department has been working consistently with HCV and the other departments to implement the ECM project. Working with the company ImageSoft the I.T. department has installed the OnBase software system.

**Resident Involvement**

HHA will continue to pursue partnerships and/or financing to expand resources available at the HHA Opportunity Center which provides meaningful and extensive mobility counseling for program participants. This action will ensure that program participants understand opportunities for housing in areas outside of their neighborhood promoting desegregation and the de-concentration of poverty.

Last year, HHA enrolled over 91 participants in the Section 3 program resulting in 55 residents being hired, who earned more than \$450,000 in additional income. HHA also collaborated with Workforce Solutions to assist 227 residents at Cuney Homes in becoming employed and provided career counseling to 505 Job Plus participants at Cuney Homes with 292 residents increasing their earned income and receiving discounted rent totaling \$1,038,693.

HHA staff also work to promote the Family Self-Sufficiency (FSS) Program to public housing and voucher participants. The FSS Program allows participants to establish an interest-bearing escrow account during the five-year program which includes job training, employment counseling, case management services, household skill training, and homeownership counseling. Upon fulfillment of the program, families receive the funds in the escrow account which may be used to purchase housing through the Housing Choice Voucher Homeownership Program. In 2019, 12 Family Self-Sufficiency (FSS) participants graduated with an escrow amount over \$110,000.

HHA actively markets HHA waiting lists to families that are least likely to be served and monitors site and central waiting lists to identify practices that positively and negatively impact affirmatively furthering fair housing.

HHA employs various strategies to promote public housing resident involvement in HHA's policy development and strategic decision-making processes. HHA encourages residents to become involved through participation in Resident Councils. Staff from HHA's Client Services Department provide technical assistance to Resident



Council members and help to ensure that third party oversight is in place for the annual election of officers. Each Resident Council meets on a monthly basis to address general and property-specific issues.

Resident Council officers meet as a group with HHA staff once to twice a year. These meetings provide an opportunity for resident leaders to hear updates on major issues taking place at HHA and within the affordable housing industry nationally. Time is allotted for resident leaders to raise issues or ask questions, which often become the basis for further dialogue. Discussions typically cover issues related to resident participation in governance, safety and security, community service requirements, summer programs, development plans, and job readiness. Also, residents and Resident Council officers actively participate in the PHA planning process to annually review and revise HHA management processes.

Finally, HHA has also conducted a market analysis of fair market rents by zip code and area of the community. HHA evaluates the distribution of vouchers to determine if payment standards should be modified. In 2019 HHA maintained the amount of its four payment standard tiers throughout its service area which resulted in payment standards ranging from 92%, 101%, 111% and 130%. This action helps HCV holders to access communities that are not traditionally affordable to HHA HCV holders.

**Attachment B.4 - Most Recent Fiscal Year Audit**

**Most Recent Fiscal Year Audit.**

(c) Were there any findings in the most recent FY Audit?

Y N

(d) If yes, please describe:

**Attachment C.1 - Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan**

Please find attached, a completed Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan

## **Attachment C.2 - Civil Rights Certification**

Please find attached, a completed Civil Rights Certification.

**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 02/29/2016

**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 Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

**Houston Housing Authority**  
PHA Name

**TX005**  
PHA Number/HA Code

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

Name of Authorized Official	Title
Mark Thiele	Interim President & CEO
Signature 	Date January 8, 2021

## Attachment C.3 - Resident Advisory Board (RAB) Comments

Please find attached, a completed Resident Advisory Board (RAB) Comments

### Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

Y N

(Not applicable for FY 2021).

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

HHA published the Draft Annual Plan for public comment on November 16, 2020. The following documents were made available at HHA's central office and on HHA's website (<http://www.housingforhouston.com/>):

1. HHA Streamlined Annual PHA Plan FY 2021 (HUD-50075 HP)
2. HHA FY 2021 Admissions and Continued Occupancy (ACOP)
3. HHA FY2021 Housing Choice Voucher Program Administrative Plan
4. HHA FY 2021 Reasonable Accommodation Policy
5. HHA FY 2021 Limited English Proficiency Policy
6. FY 2020-2024 Capital Fund Program 5-Year Action Plan

In addition to the virtual meeting HHA held with its Resident Leadership Council/RAB on December 2, 2020 at 1:30 pm – 2:30 pm (Central) summarized below, HHA also held virtual sessions with residents in its programs on December 2, 2020 05:00 PM - 06:00 PM (Central Time); December 3, 2020 03:30 PM - 04:30 PM (Central Time) and December 9, 2020 03:00 PM - 04:00 PM (Central Time).

### Comments by HHA's Resident Leadership Council / Resident Advisory Board Regarding HHA's Proposed FY 2021 Annual Plan

On December 2, 2020 at 1:30 pm – 2:30 pm (Central), HUD held a virtual Zoom session for HHA's Resident Leadership Council. There were a total of 83 participants in this virtual Zoom session, with four HHA or PMC staff, resulting in a total of 78 residents participating in this meeting regarding HHA's proposed FY 2021 Annual Plan. Residents were informed that the comment period closes on 12/31/2020 at 5:00 pm (Central Time).

Comments and recommendations by HHA's Resident Leadership Council / Resident Advisory Board did not impact policies in HHA's FY 2021 Annual Plan. However, their comments and recommendations will be factored into HHA's program delivery and operations and communication with residents in FY 2021. For this reason, HHA felt it was important to include HHA's Resident Leadership Council / RAB's comments and recommendations in this section of the FY 2021 Annual Plan, including those where there is not an HHA answer provided.

Resident Question/Comment 1: Can a live-in aid have a full-time job and still live in the unit?

HHA Answer 1: Yes. HHA residents and voucher-assisted households, can have a live-in aid with a full-time job and still live in the unit.

Resident Question/Comment 2: In light of the waivers as it relates to Resident Councils (elections and meetings) will the Tenant Funds be available to HHA residents beyond December 31,2020 fiscal year? Otherwise how are

resident participation activities supported under 24 CFR Section 964.150 as great stewardship of these funds such as supporting self-sufficiency, which are especially important during this pandemic?

HHA Answer 2: Regarding HUD's waiver extensions, under PH-8 the Department extended its existing waiver for Resident Council Elections (§ 964.130(a)(1)) through June 30, 2021. On October 20, 2020, HHA's Board of Commissioners approved HHA's adoption of numerous waivers under Resolution No. 3199 in accordance with HUD PIH notice 2020-13.

Regarding funding, every year Congress takes longer to complete the annual appropriations process, but they do sign continuing resolutions, which in effect allows an extension of the existing funding amounts from 2020 and apply it at the same levels into 2021, whatever that new extended date is. The funding will continue for resident participation activities supported under the Continuing Resolution with no interruption and no change in the eligible uses and purposes of those funds under the regulation.

Resident Question/Comment 3: Thank you for the visibility and accessibility of the 5-year plan information online for residents that have access. How are residents included in understanding the proposed or evaluated repairs/priorities as it relates to residents' needs? Currently there is a disconnect/delay literally and figuratively, cracks between residents reporting needed repairs and this information being accurately recorded/reported with turn-around times. What are the repair priorities? For example, APV HOAPV roof repairs done on the administration building in 2016 and upcoming roof repair recently approved for the Boys & Girls roof repair at \$173,000 a few months ago.

HHA Answer 3: There is a balance between a variety of inputs of this year, which was more challenging due concerns around to the coronavirus. Previously, what I had done was to begin to do was to visit properties annually, meet with PMC staff personally, and Public Housing Operations (PHO) meets regularly with the PMCs as does our Real Estate Investment Department (REID) Department and PHO meet regularly and are having ongoing work done at the properties as we get input. We have a variety of meetings with residents, as folks choose to report to us via phone, through property manager, via e-mail and other methodologies. There is an ability ongoing to improve on that, that I continue to work on.

Generally, it feels like we are having better turn out Zoom than we often had in person, although we always have some very robust meetings. Yet we try to do everything we can. For example, we put those on those presentations on our website along with the recordings.

Every year, HHA posts its 5-Year Capital Action Plan on its website which is one of several opportunities for residents and program stakeholders, to review the planned Capital work at each property. Throughout each year, there are also opportunities for residents to communicate with Private Management Companies (PMCs) and applicable HHA staff with our Public Housing Operations (PHO) during ongoing virtual meetings and Board meetings. That information and feedback can be used between HHA's PHO Department and Real Estate Investment Department (REID) which establishes capital work across HHA's portfolio, in consultation with each other as well as with participation from HHA's Finance Department and Executive Department.

Resident Question/Comment 4: So current accounts will rollover into 2021 specifically in the tenant fund for residents. How meaningful Section 3 conversations or comments occur if there is not a Section 3 Plan or a plan to include it prior to 12/31?

HHA Answer 4: I guess that my general statement is that we are very seriously and thoroughly looking at how we handle section 3 and what we can do to improve our section 3 program. We are in process of revising it. I agree that we should include some future conversations with residents. That is something that we can note for additional future meetings.

Resident Question/Comment 5: Are Resident Advisory Board (RAB) comments in plan? How were housing questions in previous meetings incorporated in plan? I believe I have attended all of the Annual 5 year plan and I would like to know if my comments and suggestions have been add to the notes? What is a " significant" amendment as identified by HHA 24 CFR 903.7(r)(2)? 24 CFR 903.13(c)(1) A copy of the RAB's recommendations and a description of whether those recommendations were addressed must be included with the final PHA Plan Sources CAN Statute: 42USC 1437c-1(e), (f), and (g) Regulations: 24 CFR Part 903, Subpart B.

HHA Answer 5: Provided below are the thresholds by which HHA determines whether or not The Houston Housing Authority (HHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. To help HHA better understand residents' comments and recommendations, participation by the RAB, Resident Leadership Council and residents has and continues to help HHA with its works, services and communication. Oftentimes, residents' feedback helps HHA with its operations and communications, while not necessarily reaching a threshold to be a significant amendment and/or a modification to the Agency's Annual substantial deviation from the Agency's 5-year Plan.

### **Definition of Substantial Deviation and Significant Amendment or Modification**

The Houston Housing Authority (HHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the HHA will submit a revised Plan(s) that satisfy all public process requirements. (Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans.

#### 5-Year Plan

- Complete deletion of a stated overall goal.
- Addition of an overall goal.
- Revisions to the HHA mission statement that deviates from the present commitments.

#### Annual Plan

- Elective changes to rent, admissions, or tenant selection policies.
- Creation of new waiting lists, including site-based or sub-jurisdiction lists.
- Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan).
- Changes in use of replacement reserve funds under the Capital Fund
- Any additions of activities or revisions to the demolition, disposition, designation, homeownership or conversions activities currently listed in the Plan.

Resident Question/Comment 6: HUD issued guidance for PHAs on the allowability of remote hearings and remote briefings. The Coronavirus Disease 2019 (COVID-19) and social distancing requirements present significant challenges for public housing agencies (PHAs) to conduct in-person hearings and briefings. As remote environments become more common, HUD's guidance presents best practices for determining if barriers exist to conducting a remote hearing or remote briefing.



HHA Answer 6: Regarding remote hearings due to current recommendations, PHAs are to update written procedures on procedures for the continuation of remote hearings. HUD's notice (PIH 2020-32 came out) about two weeks ago from HHA's first virtual meeting, but as you see from the very end of the presentation and on main webpage, HHA's draft digital hearing policy is posted. HHA's existing draft policy allows for remote hearings. That said, we will be taking a careful look at HUD's notice that you referred to, and review our existing the digital hearing policy relative to the notice. Subsequent to the virtual public meetings with residents regarding these topics, HHA did just that. We anticipate a final revised digital hearing policy to be completed and publicly available at the conclusion of this process.

Resident Question/Comment 7: Choice mobility will it include 350 test cases by Rice?

Resident Question/Comment 8: The Resident Advisory Board and several attachments are not included. A PHA can have multiple RABs. Can you include the current RAB members? My recommendation as a transparent and strengthened RAB to represent the interest of residents and assist HHA staff and board to improve quality of life for all residents.

Resident Question/Comment 9: There is room for a robust Resident Bill of Rights (one strike police needs a grievance policy esp. noise complaints as retaliation and more pressing concerns like gunshots in close proximity). Grievance Procedures: How is there due process in the ONE Strike Rule (tenants need due process, clear consequences for false reports or retaliation. The noise complaint for ex has been used when a resident is moving in the unit. Is this HHA intent?

Resident Question/Comment 10: Repair Reporting, turnover and emergency repairs are not accurate. Where/is there room to improve repair reporting?

Resident Question/Comment 11: Especially with RAD being a rehabilitation program when will the Capital Improvement plan repairs at RAD conversions?

Resident Question/Comment 12: Choice Communities: Is there a description of leverage?

Resident Question/Comment 13: Waitlist, voucher and choice mobility: How are partners held accountable? Can the plan include resident EMPOWER via being on panels like PBR panel?

Resident Question/Comment 14: 1.2 million for the 3 case managers Salvation Army, Career Recovery and Montrose Center.

Resident Question/Comment 15: Can we have data from past MOUs on the racial demographics of the TAY youth served? Is there equity?

Resident Question/Comment 16: How will HHA minimize the racial disparate impact in the coordinated access/entry with the partners being issued funding via HHA? See C4 Innovation VSPDAT Racial equity analysis

Recommendation: Incorporate Equitable Relocation for Residents

- 1) Transparency
- 2) Resident/Community Advisory Board (posted online) b4 relocation, community board& guide Extension on Vouchers 2. Expenses Covered upfront
- 3) Document Mobility Counseling
- 4) Moratorium on Eviction: for families that can't relocate

Resident Question/Comment 17:

Has Nestquest worked with only 44 families. HCDD mentioned studying 350 families. What data do we have on outcomes for these families?

Resident Question/Comment 18: Recommend: Office of Tenant Ombudsman: Help document or assist families due to 504 language literacy barriers complete paperwork , connect to services needed for empowerment, employment and economic opportunity.

Resident Question/Comment 19: What are the terms or safety measures in PBV RFP allowing landlord discretion in waitlists?

Resident Question/Comment 20: Can Resident/Public Comment and RAB Comments be updated as an attachment 24 CFR part 903 many jurisdictions post Resident Advisory Board meetings and members in a transparent and easily accessible way [colubiaha.com](http://colubiaha.com). [forthoodfh.com](http://forthoodfh.com) [hocmc.org](http://hocmc.org) Housing Opportunities Commission, [princegeorgescountymd.gov](http://princegeorgescountymd.gov) National Low Income Housing Coalition: Housing Oppor 903.13 24 CFR 903.11(b) High Performing and Housing CV must provide information on how the public an obtain additional informal on the PHA's policies contained in the Standard Annual Plan that are not included in the streamlined submission.

HHA Answer 20: Currently, HHA is reviewing its website with an eye on making information as transparent, accessible and easy to navigate as possible. HHA is in compliance with 24 CFR 903.13 and 24 CFR 903.11(b). Specifically, HHA currently provides access on its website and webpages to its proposed FY 2021 Annual Plan, Section Eight Administrative Plan, Admissions and Continued Occupancy, Reasonable Accommodation Policy, Limited English Proficiency Policy, Digital Hearing Guidelines and 5-Year Action Plan. HHA's 5-Year Plan (FY 2020 – FY 2025) is also posted.

HHA's FY 2021 documents (provided below) are available for review online at: [www.housingforhouston.com](http://www.housingforhouston.com). Please note that proposed changes in FY 2021 in the following documents are highlighted in green text.

- [HHA Streamlined Annual PHA Plan FY 2021 \(HUD-50075 HP\) - DRAFT](#)
- [HHA FY 2021 Admissions and Continued Occupancy \(ACOP\) - DRAFT](#)
- [HHA FY2021 Housing Choice Voucher Program Administrative Plan - DRAFT](#)
- [HHA FY 2021 Reasonable Accommodation Policy - DRAFT](#)
- [HHA FY 2021 Limited English Proficiency Policy - DRAFT](#)
- [FY 2020-2024 Capital Fund Program 5-Year Action Plan - DRAFT](#)
- [HHA Digital Hearing Guidelines - DRAFT](#)

All written comments and questions should be sent to Jonathan Zimmerman, 2640 Fountain View Drive, Suite 3034, Houston, Texas 77057, or e-mailed to [jzimmerman@housingforhouston.com](mailto:jzimmerman@housingforhouston.com) . The comment period will close on **December 31, 2020 at 5:00 pm (Central Time)**.

## HHA Agency Annual Plan

### Annual Plan

The U.S. Department of Housing and Urban Development (HUD) requires that each year all public housing authorities develop and present to the public an Annual Plan. The Plan details the Houston Housing Authority's goals and objectives for achieving its mission in the coming year. The Annual Plan provides details about agency operations, program participants, programs, and services for the upcoming fiscal year.

The Houston Housing Authority (HHA) announces the beginning of a public comment period on its fiscal year 2019 Annual Plan. All written comments and questions should be sent to Katie Barbour-Jakubcin, 2640 Fountain View Drive, Suite 3043, Houston, Texas 77057, or emailed to [kbarbour@housingforhouston.com](mailto:kbarbour@housingforhouston.com).

The Annual Plan will be available for review at the Houston Housing Authority's central office, located at 2640 Fountainview, 3rd Floor, Houston, TX 77057, online at [www.housingforhouston.com](http://www.housingforhouston.com), and at each development's management office.

During the public comment period, HHA will conduct public meetings regarding the Annual Plan. The times and locations of the meetings will be announced on HHA's website, at the Authority's central office, and at each development's management office. Click the links below to download the Houston Housing Authority's Annual Plan, as well as supporting documentation.

### 2020 Annual Plan

[2020 Housing Choice Voucher Program Administrative Plan](#)

[2020 Admissions and Continued Occupancy \(ACOP\)](#)

[5-Year Plan \(FY 2020 – FY 2025\)](#)

[HHA's 2019-2035 5-Year Capital Plan](#)

[2020 Streamlined Annual PHA Plan](#)

[2020 Reasonable Accommodation Policy](#)

[2020 Limited English Proficiency Policy](#)

**Attachment B.6 - 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.

**Please find attached a completed Certification by State or Local Officials**

**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 2/29/2016


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

I, Tom McCasland, the Director of Housing and Community Development certify that the 5-Year PHA Plan and/or Annual PHA Plan of the Houston Housing Authority are consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the City of Houston pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. Expand efforts to ensure equal opportunity in housing by:

- Reducing operational barriers that may hinder access to programs it administers;
- Ensuring compliance with ADA requirements when constructing new and renovating existing units;
- Increase housing choice and mobility;
- HHA will apply to and participate in HUD’s pending Housing Mobility Demonstration Program NOFA;
- Continue education of Fair Housing Laws; and
- HHA and the City of Houston are collaborating around the 5-Year Consolidated Plan.

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

Name of Authorized Official  Tom McCasland	Title  Director of Housing and Community Development Department
Signature DocuSigned by:  BB4243B4670F4BF...	Date  1/11/2021

**Certifications of Compliance with  
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning FY 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - 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;
  - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Houston Housing Authority**

**TX005**

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

N/A 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

---

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

---

Name of Authorized Official

Title

Mark Thiele

Interim President & CEO

Signature

Date

January 8, 2021

<http://www.housingforhouston.com/>

## **FY 2021 Annual PHA Plan Public Notice**

November 16, 2020

The Houston Housing Authority (HHA) announces the beginning of a public comment period on its fiscal year 2021 Annual PHA Plan, FY 2021 Section 8 Admin. Plan, FY 2021 Admissions and Continued Occupancy Policy, FY 2021 Reasonable Accommodation Plan and FY 2021 Limited English Proficiency Policy, etc.

During the public comment period, HHA will conduct virtual public meetings regarding HHA's Proposed FY 2021 Annual PHA Plan, Proposed FY 2021 Section Eight Administrative Plan, Proposed Admissions and Occupancy Plan, etc. HHA's virtual sessions are scheduled to take place during the following dates and times:

### **Wednesday, December 2, 2020 01:30 PM - 02:30 PM (Central Time)**

with HHA's Resident Advisory Board. Zoom information provided separately

**NEW 12-03-2020** Click here to view the [Proposed 2021 Annual Plan Presentation](#)

**NEW 12-03-2020** Click here to view the [Proposed 2021 Annual Plan Presentation Recorded Meeting](#)

For recorded meeting please use accesscode: !G!d6ug3

### **Wednesday, December 2, 2020 05:00 PM - 06:00 PM (Central Time)**

**NEW 12-03-2020** Click here to view the [Proposed 2021 Annual Plan Presentation](#)

**NEW 12-03-2020** Click here to view the [Proposed 2021 Annual Plan Presentation Recorded Meeting](#)

For recorded meeting please use access passcode: aGR^%&0y

### **Thursday, December 3, 2020 03:30 PM - 04:30 PM (Central Time)**

**NEW 12-08-2020** Click here to view the [Proposed 2021 Annual Plan Presentation](#)

**NEW 12-08-2020** Click here to view the [Proposed 2021 Annual Plan Presentation Recorded Meeting](#)

For recorded meeting please use access passcode: 1HyT%9bj

### **Wednesday, December 9, 2020 03:00 PM - 04:00 PM (Central Time)**

**NEW 12-09-2020** Click here to view the [Proposed 2021 Annual Plan Presentation](#)

**NEW 12-09-2020** Click here to view the [Proposed 2021 Annual Plan Presentation Recorded Meeting](#)

For recorded meeting please use access passcode: XK6B=Eg+

HHA's FY 2021 documents (provided below) are available for review online at: [www.housingforhouston.com](http://www.housingforhouston.com). Please note that proposed changes in FY 2021 in the following documents are highlighted in green text.



- [HHA Streamlined Annual PHA Plan FY 2021 \(HUD-50075 HP\) - DRAFT](#)
- [HHA FY 2021 Admissions and Continued Occupancy \(ACOP\) - DRAFT](#)
- [HHA FY2021 Housing Choice Voucher Program Administrative Plan - DRAFT](#)
- [HHA FY 2021 Reasonable Accommodation Policy - DRAFT](#)
- [HHA FY 2021 Limited English Proficiency Policy - DRAFT](#)
- [FY 2020-2024 Capital Fund Program 5-Year Action Plan - DRAFT](#)
- [HHA Digital Hearing Guidelines - DRAFT](#)

All written comments and questions should be sent to Jonathan Zimmerman, 2640 Fountain View Drive, Suite 3034, Houston, Texas 77057, or e-mailed to [jzimmerman@housingforhouston.com](mailto:jzimmerman@housingforhouston.com) . The comment period will close on **December 31, 2020 at 5:00 pm (Central Time)**.